

**Planning Policy & Localism Portfolio Holder Meeting**  
**11 February 2014**

**South Cambridgeshire Local Plan –  
Consultation Responses and Consideration on  
Whether to Submit for Examination**

**Appendix C: Key Issues and Assessment (Part 2)**

**Comprising**

- **Annex A: Strategic Objection Sites**
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Caldecote	Land to the rear of 18-28 Highfields Road, Caldecote	21
Cambourne	Land at Great Common Farm and Cottages, Cambourne	23
Comberton	Land adj (north) to 69 Long Road, Comberton	24
Comberton	Land at corner of Long Road and Barton Road, Comberton	25
Cottenham	Land at Oakington Road, Cottenham	26
Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	27
Cottenham	Land to Rear of High Street, Cottenham	28
Duxford	End of Mangers Lane, Duxford	29
Duxford	Rear of 8 Greenacres, Duxford	31
Fen Ditton	Land between 12 and 28 Horningsea Road, Fen Ditton	32
Fen Ditton	Land south of Shepherds Close, Fen Ditton	33
Fowlmere	Appleacre Park, London Road, Fowlmere	34
Fowlmere	Land west of High Street, Fowlmere	35
Foxton	Land west of Station Road (north of Burlington Press), Foxton	36
Fulbourn	Land at east of Court Meadows House, Balsham Road, Fulbourn	37
Fulbourn	Land between Teversham Road and Cow Lane, Fulbourn	38
Fulbourn	Land off Home End, Fulbourn	40
Fulbourn	Land off Station Road, Fulbourn	41
Fulbourn	Land to the rear of 12-18 Teversham Road, Fulbourn	43
Gamlingay	Land at Mill Road, Gamlingay	44
Gamlingay	Land at Potton Road, Gamlingay	45
Gamlingay	Land off Grays Road, Gamlingay	46
Gamlingay	Land off Green End, Gamlingay	48
Girton	Land at Cockerton Road, Girton	50

Girton	Land at Dodford Lane / High Street, Girton	51
Graveley	Land at Manor Farm, Graveley	52
Graveley	Toseland Road, Graveley	53
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Great Abington	Land east of Great Abington	56
Great Shelford	Land at Grange Field, Church Street, Great Shelford	58
Great Shelford	Land at Granham's Farm, Great Shelford	59
Great Shelford	Land at Hinton Way, Great Shelford	60
Great Shelford	Land at Marfleet Close, Great Shelford	61
Great Shelford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	62
Great Shelford	Land off Cambridge Road, Great Shelford	63
Great Shelford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	64
Guilden Morden	Land south of 33 Dubbs Knoll Road, Guilden Morden	65
Hardwick	Land off St Neots Road, Hardwick	66
Harston	Land to the rear of 98 - 102 High Street, Harston	67
Hauxton	East of A10, south of Church Road, Hauxton	69
Histon	Land at Buxhall Farm, Glebe Way, Histon	70
Histon	Land off Villa Road, Histon	71
Histon	Land west of 113 Cottenham Road, Histon	72
Impington	Land north of Impington Lane, Impington	73
Impington	Mill Lane, Impington	74
Linton	Land adjacent to Paynes Meadow, Linton	75
Linton	Land east of Station Road, Linton	76
Linton	Land to the east of Linton	78
Little Abington	Bancroft Farm, Little Abington	80
Little Gransden	West of Primrose Walk, Little Gransden	82
Longstanton	Land West of Over Road and Land east of B1050, Longstanton	83
Melbourn	Land to the east of New Road, Melbourn	85
Oakington	Oakington Tomato Farm, Dry Drayton Road, Oakington	86
Orwell	Land adjacent to Petersfield Primary School, off Hurdleditch Road, Orwell	87
Over	Land at Mill Road, Over	89
Over	Land fronting New Road and Station Road, Over	91
Over	Land north of New Road, Over	93
Papworth Everard	Land at The Ridgeway, Papworth Everard	94
Sawston	Land between 66 & 68 Common Lane, Sawston	96
Sawston	Land north of White Field Way and Spicers Estate, Sawston	97
Sawston	Land Rear of 41 Mill Lane, Sawston	99
Sawston	Mill Lane, Sawston	100
Swavesey	Driftwood Farm, Swavesey	101
Swavesey	Land abutting Fen Drayton Road, Swavesey	103
Swavesey	Land south of Whitton Close & west of Boxworth End, Swavesey	105
Teversham	Land to the south of Pembroke Way, Teversham	107
Toft	Land off Hardwick Road, Toft	108
Waterbeach	Bannold Road, Waterbeach	109
Waterbeach	Land at Bannold Road and Bannold Drove, Waterbeach	110

Waterbeach	Land north of Bannold Road, Waterbeach	111
Waterbeach	Land off Gibson Close, Waterbeach	112
Whaddon	Between Bumpkins (Old Chapel) and Green Farm, Meldreth Road, Whaddon	114
Willingham	Land to the south of Over Road, Willingham	115

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Cottenham	Land at Oakington Road, Cottenham	26
Cottenham	Land south of Ellis Close and East of Oakington Road, Cottenham	27
Cottenham	Land to Rear of High Street, Cottenham	28
Great Shelford	Land at Grange Field, Church Street, Great Shelford	58
Great Shelford	Land at Granham's Farm, Great Shelford	59
Great Shelford	Land at Hinton Way, Great Shelford	60
Great Shelford	Land at Marfleet Close, Great Shelford	61
Great Shelford	Land east of Hinton Way, north of Mingle Lane, Great Shelford	62
Great Shelford	Land off Cambridge Road, Great Shelford	63
Great Shelford	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford	64
Histon	Land at Buxhall Farm, Glebe Way, Histon	70
Histon	Land off Villa Road, Histon	71
Histon	Land west of 113 Cottenham Road, Histon	72
Impington	Land north of Impington Lane, Histon & Impington	73
Impington	Mill Lane, Impington	74
Sawston	Land between 66 & 68 Common Lane, Sawston	96
Sawston	Land north of White Field Way and Spicers Estate, Sawston	97
Sawston	Land Rear of 41 Mill Lane, Sawston	99
Sawston	Mill Lane, Sawston	100
<b>Minor Rural Centres</b>		
Bassingbourn	Land east of South End, Bassingbourn	19
Bassingbourn	Land north of Elbourn Way, Bassingbourn	20
Comberton	Land adj (north) to 69 Long Road, Comberton	24
Comberton	Land at corner of Long Road and Barton Road, Comberton	35
Fulbourn	Land at east of Court Meadows House, Balsham Road, Fulbourn	37
Fulbourn	Land between Teversham Road and Cow Lane, Fulbourn	38
Fulbourn	Land off Home End, Fulbourn	40
Fulbourn	Land off Station Road, Fulbourn	41
Fulbourn	Land to the rear of 12-18 Teversham Road, Fulbourn	43
Gamlingay	Land at Mill Road, Gamlingay	44
Gamlingay	Land at Potton Road, Gamlingay	45
Gamlingay	Land off Grays Road, Gamlingay	46
Gamlingay	Land off Green End, Gamlingay	48
Girton	Land at Cockerton Road, Girton	50
Girton	Land at Dodford Lane / High Street, Girton	51
Linton	Land adjacent to Paynes Meadow, Linton	75

Linton	Land east of Station Road, Linton	76
Linton	Land to the east of Linton	78
Melbourn	Land to the east of New Road, Melbourn	85
Papworth Everard	Land at The Ridgeway, Papworth Everard	94
Swavesey	Driftwood Farm, Swavesey	101
Swavesey	Land abutting Fen Drayton Road, Swavesey	103
Swavesey	Land south of Whitton Close & west of Boxworth End, Swavesey	105
Waterbeach	Bannold Road, Waterbeach	109
Waterbeach	Land at Bannold Road and Bannold Drove, Waterbeach	110
Waterbeach	Land north of Bannold Road, Waterbeach	111
Waterbeach	Land off Gibson Close, Waterbeach	112
Willingham	Land to the south of Over Road, Willingham	115
<b>Group Villages</b>		
Barrington	Land between 12 & 22 Shepreth Road, Barrington	17
Barrington	Land west of Orwell Road, Barrington	18
Caldecote	Land to the rear of 18-28 Highfields Road, Caldecote	21
Duxford	End of Mangers Lane, Duxford	29
Duxford	Rear of 8 Greenacres, Duxford	31
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Fen Ditton	Land south of Shepherds Close, Fen Ditton	33
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Fowlmere	Land west of High Street, Fowlmere	35
Foxton	Land west of Station Road (north of Burlington Press), Foxton	36
Great Abington	Land at Pampisford Road / High Street, Great Abington	54
Great Abington	Land east of Great Abington	56
Guilden Morden	Land south of 33 Dubbs Knoll Road, Guilden Morden	65
Hardwick	Land off St Neots Road, Hardwick	66
Harston	Land to the rear of 98 - 102 High Street, Harston	67
Hauxton	East of A10, south of Church Road, Hauxton	69
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Over	Land at Mill Road, Over	89
Over	Land fronting New Road and Station Road, Over	91
Over	Land north of New Road, Over	93
Teversham	Land to the south of Pembroke Way, Teversham	107
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Graveley	Land at Manor Farm, Graveley	52
Graveley	Toseland Road, Graveley	53
Little Gransden	West of Primrose Walk, Little Gransden	82
Toft	Land off Hardwick Road, Toft	108
Whaddon	Between Bumpkins (Old Chapel) and Green Farm, Meldreth Road, Whaddon	114

## Maps of New Sites not Previously Considered through the Plan Making Process

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Caldecote	Land to the rear of 18-28 Highfields Road, Caldecote	117
Cambourne	Land at Great Common Farm and Cottages, Cambourne	117
Comberton	Land at corner of Long Road and Barton Road, Comberton	118
Gamlingay	Land at Potton Road, Gamlingay	118
Graveley	Land at Manor Farm, Graveley	119
Graveley	Toseland Road, Graveley	119
Great Shelford	Land at Grange Field, Church Street, Great Shelford	120
Guilden Morden	Land at Manor Farm, Graveley	120
Hauxton	East of A10, south of Church Road, Hauxton	121
Little Gransden	West of Primrose Walk, Little Gransden	121
Oakington	Oakington Tomato Farm, Dry Drayton Road, Oakington	122
Toft	Land off Hardwick Road, Toft	122
Whaddon	Between Bumpkins (Old Chapel) and Green Farm, Meldreth Road, Whaddon	123





## Annex A: Strategic Objection Sites

<b>Proposal:</b>	Cambridge Urban Expansion			
<b>Site Address:</b>	<b>Cambridge South East (including land in Cambridge and South Cambridgeshire)</b>			
<b>SHLAA Reference:</b>	South Cambridgeshire – SC111, SC283, SC284, SC300 Cambridge – CC911, CC929, CC930, CC932, CC933 (See the Cambridge SHLAA in the Cambridge Local Plan evidence base <a href="https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment">https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment</a> )			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60870, 60873, 60874, 60875, 60927, 60877, 60876, 60878, 60882, 60925, 60926, 60928, 60929	<b>Respondent(s):</b>	Commercial Estates Group
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Seeking allocation of land for the development of 3,000-4,000 homes south east of Cambridge and 10 ha employment land. Around 825-1,100 of these homes would be within South Cambridgeshire.</li> <li>• Proposed spatial strategy does not deliver sustainable development and does not support the economy.</li> <li>• Local Planning Authority Green Belt review was flawed and should have identified Cambridge South East as one where land could be released for development without harm to Green Belt purposes.</li> <li>• Cambridge edge development is most sustainable option.</li> <li>• Housing delivery assumptions in Cambridge rely on too high densities and at new settlements are over optimistic about delivery.</li> <li>• Cambridge edge development needs less infrastructure and so is more deliverable.</li> <li>• Local Planning Authority SA appraisals are flawed putting too much weight on the Green Belt.</li> </ul> <p>The objections are supported by the following studies:</p> <ul style="list-style-type: none"> <li>• <i>Cambridge South East Vision Document</i></li> <li>• <i>Meeting the Development Needs of the Cambridge Phenomenon – Synopsis of Representations</i></li> <li>• <i>Housing and Employment Technical Assessment</i></li> <li>• <i>Transport Evidence Base</i></li> <li>• <i>Green Belt Review Technical Report</i></li> <li>• <i>Review of Sustainability Appraisals</i></li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: A petition entitled ‘No further development in the Green Belt’ has been received with 2242 signatures.			
<b>Assessment</b>	The land at Cambridge South East has been assessed through the SHLAA and SA processes of both Local Plans and rejected except for small areas off Fulbourn Road for employment allocated in the Cambridge Local Plan and the South Cambridgeshire Local Plan, and two medium sized sites at Worts Causeway in the Cambridge Local Plan allocated for 430 homes.			

	<p>No compelling reasons to change the plan have been put forward. The development of this site on elevated land on the southern fringe of the City would have severe adverse impacts on Green Belt purposes including on the setting of Cambridge, key views, loss of the existing soft green edge, and loss of rural character.</p> <p>The Green Belt review, SHLAA and SA processes followed by the Councils taken together are considered to be comprehensive, up-to-date and relevant. They give an appropriate weight to the Green Belt whilst taking account of the need to promote sustainable patterns of development in the area.</p> <p>Also refer to the assessments of policy S/4: Cambridge Green Belt, S/5: The provision of New Jobs and Homes, and policy S/6: The Development Strategy to 2031.</p>
<p><b>Approach in Submission Local Plan</b></p>	<p><b>No change</b></p>

<b>Proposal:</b>	Cambridge Urban Expansion			
<b>Site Address:</b>	<b>Cambridge South, land to the south of Hauxton Road and east of the M11</b>			
<b>SHLAA Reference:</b>	South Cambridgeshire – SC105, SC294, SC295 Cambridge – CC878, CC904 (See the Cambridge SHLAA in the Cambridge Local Plan evidence base <a href="https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment">https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment</a> )			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59925, 59921, 59920, 59918, 59914, 59911, 59905, 59902, 59896, 59887, 59868, 59861, 59840, 59819, 59811, 59805, 59798, 59787, 59781, 59744, 59772, 59767, 59758, 59750, 59746, 59741, 59735, 59723, 59716, 59588, 59584, 59580, 59575, 59556, 59507, 59498, 59495, 59606, 59602	<b>Respondent(s):</b>	Pigeon Land
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Cambridge South should be allocated for 1,250 homes and 85,000 sqm Science Park. All of the homes and a most of the employment floorspace would be within South Cambridgeshire.</li> <li>Insufficient land allocated for employment in the right locations.</li> <li>The spatial strategy has an over reliance on new settlements.</li> <li>The Local Authority Green Belt Study is flawed, no account given to need to promote sustainable development. Study has errors and inconsistencies. Cambridge South can be developed without significant harm to Green Belt purposes.</li> <li>The proposed growth strategy relies on significant transport investments the funding and timing of which are uncertain. Sites that need less of such infrastructure such as Cambridge South should be preferred.</li> <li>No SA of the spatial development strategy has been undertaken to understand effects of edge of Cambridge development.</li> </ul> <p>The objections are supported by the following studies:</p> <ul style="list-style-type: none"> <li>PACEC and WBML – <i>Review of employment land evidence base, draft Local Plan policies and proposals.</i></li> <li>GL Hearn – <i>Review of housing requirements Cambridge and South Cambridgeshire.</i></li> <li><i>Planning Report</i></li> <li><i>Green Belt review and critique of Cambridge South</i></li> <li><i>Critique of the SA of the South Cambridgeshire Local Plan.</i></li> </ul>			

<p><b>Proposed Submission Representations Supporting rejection of the site</b></p>	<p>Total: A petition entitled 'No further development in the Green Belt' has been received with 2242 signatures.</p>
<p><b>Assessment</b></p>	<p>The land at Cambridge South has been assessed through the SHLAA and SA processes of both Local Plans and rejected. No compelling reasons to change the plan have been put forward.</p> <p>The development site is open and highly visible from areas to the west, south and southeast. The development of this site on elevated land on the southern fringe of the City would have severe adverse impacts on Green Belt purposes including on the setting of Cambridge, coalescence, loss of the existing soft green edge and sense of openness, loss of rural character, compact city, and setting of Gt Shelford and Hauxton.</p> <p>The Green Belt review, SHLAA and SA processes followed by the Councils taken together are considered to be comprehensive, up-to-date and relevant. They give an appropriate weight to the Green Belt whilst taking account of the need to promote sustainable patterns of development in the area.</p> <p>Disagree that there is a shortage of employment land in appropriate locations. This issue is considered further in Chapter 8: Employment.</p> <p>Also refer to the assessments of policy S/4: Cambridge Green Belt, S/5:Provision of New Jobs and Homes, policy S/6: The Development Strategy to 2031, and to the introductory paragraphs of Chapter 8: Employment.</p>
<p><b>Approach in Submission Local Plan</b></p>	<p><b>No change</b></p>

<b>Proposal:</b>	Cambridge Urban Expansion		
<b>Site Address:</b>	<b>Land north of Barton Road</b>		
<b>SHLAA Reference:</b>	South Cambridgeshire – SC232, SC299 Cambridge – CC921, CC927 (See the Cambridge SHLAA in the Cambridge Local Plan evidence base <a href="https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment">https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment</a> )		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59608, 59592, 59595, 59596, 59587	<b>Respondent(s):</b> North Barton Road Landowners Group
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• The site should be allocated for development of 1,500 homes to meet objectively assessed development needs and to deliver sustainable development with limited Green Belt impacts (around 750 homes in South Cambridgeshire).</li> <li>• The development strategy is flawed and unsustainable</li> <li>• The development strategy is over reliant on new settlements which will not deliver. A 20% buffer is required.</li> <li>• The development strategy will not deliver sustainable transport, only development on Cambridge edge will deliver modal shift</li> <li>• Cambridge East should not be safeguarded as not deliverable</li> <li>• The plan does not meet objectively assessed needs. Minimum of 21,500 homes in SCDC to 2031 plus 7,300 shortfall from Cambridge. Plan does not address affordable housing shortfall.</li> </ul> <p>The objections are supported by the following studies:</p> <ul style="list-style-type: none"> <li>• <i>Archaeological Desktop Assessment</i></li> <li>• <i>Development Vision Document for Land North of Barton Road</i></li> <li>• <i>CSa – Response to review of the Inner Green Belt Boundary Study</i></li> <li>• <i>CSa – Ecological Appraisal</i></li> <li>• <i>GL Hearn –Review of Housing Requirements: Cambridge and South Cambridgeshire</i></li> <li>• <i>Flood Risk Assessment</i></li> <li>• <i>CSa – Initial Landscape and Visual Appraisal</i></li> <li>• <i>SLR – Transport Submission</i></li> <li>• <i>Illustrative Masterplan</i></li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: A petition entitled ‘No further development in the Green Belt’ has been received with 2242 signatures.		
<b>Assessment</b>	The land north of Barton Road has been assessed through the SHLAA and SA processes of both Local Plans and rejected. A large part of the land was also promoted through the last round of the City and South Cambridgeshire plans and rejected by the Inspector appointed to examine them. No compelling reasons to change the plan have been put forward.		

	<p>The development site is largely open and visible from public footpaths, from higher ground to the west and from the M11. Its development would have severe adverse impacts on Green Belt purposes including impacts on setting with development leading to a loss of openness, interrupting views of the historic city and its collegiate core, loss of a soft green edge and green corridor, and loss of countryside close to the city centre and rural landscape.</p> <p>The Green Belt review, SHLAA and SA processes followed by the Councils taken together are considered to be comprehensive, up-to-date and relevant. They give an appropriate weight to the Green Belt whilst taking account of the need to promote sustainable patterns of development in the area.</p> <p>See also the assessments of policy S/4: Cambridge Green Belt, S/5: Provision of New Jobs and Homes, and policy S/6: The Development Strategy to 2031.</p>
<p><b>Approach in Submission Local Plan</b></p>	<p><b>No change</b></p>

<b>Proposal:</b>	Cambridge Urban Expansion		
<b>Site Address:</b>	Land south of Barton Road		
<b>SHLAA Reference:</b>	South Cambridgeshire – SC232		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59646, 59634, 59630, 59620, 59618, 59615, 59613, 59611, 59609	<b>Respondent(s):</b> South Barton Road Landowners Group
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• The Green Belt boundary will not be able to endure beyond 2031.</li> <li>• Development on the edge of Cambridge is the most sustainable option. Too much weight has been given to the Green Belt. New settlements will not deliver on time. Land south of Barton Road is a sustainable option. It should be removed from the Green Belt and safeguarded for future development.</li> <li>• The development strategy is flawed and unsustainable and is over reliant on new settlements which will not deliver.</li> <li>• The development strategy will not deliver sustainable transport, only development on Cambridge edge will deliver modal shift</li> <li>• Cambridge East should not be safeguarded as it is not deliverable.</li> </ul> <p>The objections are supported by the following studies:</p> <ul style="list-style-type: none"> <li>• <i>Archaeological Desktop Assessment</i></li> <li>• <i>Development Vision Document for Land North of Barton Road</i></li> <li>• <i>CSa – Response to review of the Inner Green Belt Boundary Study</i></li> <li>• <i>CSa – Ecological Appraisal</i></li> <li>• <i>GL Hearn – Review of Housing Requirements: Cambridge and South Cambridgeshire</i></li> <li>• <i>Flood Risk Assessment</i></li> <li>• <i>CSa – Initial Landscape and Visual Appraisal</i></li> <li>• <i>SLR – Transport Submission</i></li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: A petition entitled 'No further development in the Green Belt' has been received with 2242 signatures.		
<b>Assessment</b>	<p>The land south of Barton Road has been assessed through the SHLAA and SA processes of both Local Plans and rejected. No compelling reasons to change the plan have been put forward.</p> <p>The development site is largely open and visible from Coton and Grantchester Roads and from higher ground to the west. Its development would have severe adverse impacts on Green Belt purposes including impacts on setting with development leading to a loss of openness, interrupting views of the historic city and its collegiate core, loss of a soft green edge, loss of countryside close to the city centre and rural landscape, and would begin the compromise the separation between Cambridge and Grantchester.</p> <p>The Green Belt review, SHLAA and SA processes followed by the Councils taken together are considered to be comprehensive, up-to-date and</p>		

	<p>relevant. They give an appropriate weight to the Green Belt whilst taking account of the need to promote sustainable patterns of development in the area.</p> <p>The assertion that land at Cambridge East should not be safeguarded for development after 2031 is rejected. The land was removed from the Green Belt for development by the Cambridge East Area Action Plan 2008 and remains suitable for residential development. The land is considered to be developable.</p> <p>See also the assessments of policy S/4: Cambridge Green Belt and policy S/6: The Development Strategy to 2031.</p>
<b>Approach in Submission Local Plan</b>	<b>No change</b>



<b>Proposal:</b>	Cambridge Urban Expansion		
<b>Site Address:</b>	<b>Land west of Hauxton Road, Trumpington</b>		
<b>SHLAA Reference:</b>	South Cambridgeshire – SC068, SC069 Cambridge – CC914a, CC914b (See the Cambridge SHLAA in the Cambridge Local Plan evidence base <a href="https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment">https://www.cambridge.gov.uk/strategic-housing-land-availability-assessment</a> )		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59764	<b>Respondent(s):</b> Grosvenor Developments / Wrenbridge Ltd
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• The plan, along with that for Cambridge City, fails to respond to the evidence base and sporting needs of Cambridge and its immediate hinterland.</li> <li>• Land west of Hauxton Road, Trumpington and at the Abbey Stadium should be allocated for a community football stadium, indoor and outdoor sports and enabling residential development to fund delivery. Approximately 15 hectares of land west of Hauxton Road should be released from the Green Belt to accommodate residential development and built sports facilities. Land between the new Green Belt boundary and the M11 will provide for outdoor sport and ancillary features.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	3. In addition a petition entitled ‘No further development in the Green Belt’ has also been received with 2242 signatures.		
<b>Assessment</b>	<p>The land west of Hauxton Road has been assessed through the SHLAA and SA processes of both Local Plans for residential development and including a Community Stadium and rejected. The development site is open and highly visible from areas to the west, south and southeast. There would be a significant adverse impact on the purposes of the Green Belt in terms of openness and setting of the City.</p> <p>No compelling reasons to change the Local Plan have been put forward. It remains the case that the benefits of and need for a community stadium and additional sporting facilities are not considered to be sufficient to justify a release of land from the Green Belt in this location. Exceptional circumstances to justify a residential development of 15 hectares have not been demonstrated.</p> <p>No substantive shortfall has been identified in existing open space and sports provision in South Cambridgeshire that a facility at Trumpington could address. The great majority of new provision in the district will be provided as part of strategic developments which can provide open space and facilities in accordance with the plan standards.</p> <p>No viability evidence has been presented that the residential development would be sufficient to secure the future of Cambridge United and provide the proposed sports facilities and pitches at Trumpington Meadows. The development of additional facilities for outdoor sport at Trumpington</p>		

	<p>Meadows can be appropriate development within the Green Belt including new buildings provided that the openness of the Green Belt is preserved.</p> <p>The Cambridgeshire JSNA of key demographic and health-related data reveals that South Cambridgeshire and Cambridge already have a higher percentage of physically active adults and lower rates of adult obesity than the rest of the county or in England taken as a whole.</p> <p>See also the assessments of policy S/4: Cambridge Green Belt and policy S/6: The Development Strategy to 2031.</p>
<p><b>Approach in Submission Local Plan</b></p>	<p><b>No change</b></p>

<b>Proposal:</b>	Fen Ditton Expansion (Cambridge North East)		
<b>Site Address:</b>	<b>Land at Fen Ditton (Broad Location 9)</b>		
<b>SHLAA Reference:</b>	036, 159, 160		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	63071	<b>Respondent(s):</b> Quy Farms Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Suitable for a residential led mixed-use development for between 400 and 500 homes on land to the north west and north east of Fen Ditton.</li> <li>• Sustainable location, good transport links, limited impact on Green Belt purposes.</li> <li>• Could provide a site for a new 7 form of entry secondary school to meet an identified need for school places in north east Cambridge by 2018.</li> </ul> <p>The objections are supported by the following studies:</p> <ul style="list-style-type: none"> <li>• <i>Land at Fen Ditton – Green Belt Assessment</i></li> <li>• <i>Land at Fen Ditton – Landscape and Visual Impact Appraisal</i></li> <li>• <i>Cambridge North East – ( a summary and vision statement)</i></li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 1 (Oakington and Westwick PC)		
<b>Assessment</b>	<p>The land at Fen Ditton has been assessed through the SHLAA and SA processes and rejected. No compelling reasons to change the plan have been put forward. The proposed scale of development would overwhelm the village of Fen Ditton and have significant negative impacts on Green Belt purposes including the setting of the city and on the scale and character of Fen Ditton.</p> <p>The County Council is leading on-going work to identify a suitable secondary school site to meet the identified need for additional secondary school places in east Cambridge. The Council is participating in joint work with a view to identifying future educational needs and a suitable site for a new secondary school as necessary. This location would be likely to have significant impacts on Green Belt purposes including village separation from the urban area of Cambridge.</p> <p>See also the assessments of policy S/4: Cambridge Green Belt and policy S/6: The Development Strategy to 2031.</p>		
<b>Approach in Submission Local Plan</b>	<b>No change</b>		

<b>Proposal:</b>	Cambourne Extension (Harbourne)			
<b>Site Address:</b>	Land north of the A428, Cambourne			
<b>SHLAA Reference:</b>	194, 265			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61560, 61580, 61594, 61604, 61600	<b>Respondent(s):</b>	Martin Grant Homes Ltd & Harcourt Developments (UK) Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Propose land north of the A428 and St Neots Road for a 3,600 home expansion to Cambourne with employment, retail, leisure and community facilities and open space as a more sustainable and deliverable option than the development of Bourn Airfield which should be removed from the plan.</li> <li>The SHLAA and SA assessments are flawed and no comparative assessment has been done of Harbourne (as an extension to Cambourne) and Bourn Airfield.</li> <li>Objects to Bourn Airfield policy SS/6 as not sustainable, ribbon development, compete with Cambourne and not complement it. Poor links to Cambourne, poor public transport integration.</li> <li>Bourn Airfield is more vulnerable to delays as a new settlement than Harbourne is as an expansion of Cambourne. Harbourne development could start in 2019/2020.</li> </ul> <p>The objections are supported by the following studies:</p> <ul style="list-style-type: none"> <li><i>Landscape and Visual Appraisal</i></li> <li><i>Harbourne New Village Vision Statement</i></li> <li><i>Ecological Appraisal</i></li> <li><i>Preliminary Transport Strategy</i></li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 156			
<b>Assessment</b>	<p>The land north of Cambourne has been assessed through the SHLAA and SA processes and rejected. No compelling reasons to change the plan have been put forward. The development would have significant negative impacts on landscape character incapable of effective mitigation. Development, due to the elevation of the site, and its open character would form a new built skyline when viewed from local villages and roads and would be very difficult to integrate into the local landscape.</p> <p>The Council considered the development of the site in 2006 as an objection to the Core Strategy and concluded that the physical expansion of Cambourne as proposed was not appropriate or necessary: "Expansion of Cambourne would completely alter the original concept and character of the three related villages to one of a market town. The Council's view is that this cannot be done successfully given the way in which Cambourne has been and continues to be developed." This remains the case.</p>			

	<p>The Inspector in the final Inspector's report on the Core Strategy noted this view in 2006.</p> <p>See also the assessments of policy S/6: The Development Strategy to 2031 and SS/6: New Village at Bourn Airfield.</p>
<p><b>Approach in Submission Local Plan</b></p>	<p><b>No change</b></p>

<b>Proposal:</b>	Northstowe Extension		
<b>Site Address:</b>	Land generally to the north and north east of Northstowe		
<b>SHLAA Reference:</b>	274		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60507	<b>Respondent(s):</b> The Fairfield Partnership
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Plan does not make proper provision for high-tech manufacturing and lower density office development. The allocated employment land at Northstowe will not deliver the anticipated number of jobs leading to additional out commuting.</li> <li>The Fairfield Partnership land at Northstowe is suitable for employment development providing up to 5,200 jobs and could also accommodate an additional 1,800 homes.</li> <li>The land should be allocated as an employment allocation with a further strategic reserve for immediate or future residential development.</li> </ul> <p>The objections are supported by the following studies:</p> <ul style="list-style-type: none"> <li><i>Landscape Character and Visual Impact</i></li> <li><i>New Development Proposals for Northstowe (a summary and Vision Statement)</i></li> <li><i>Initial Flood Risk and Wastewater Assessment</i></li> <li><i>Travel Demand: Northstowe Review</i></li> <li><i>Provision for Employment at Northstowe</i></li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	<p>The land to the north and north east of Northstowe has been assessed through the SHLAA and SA processes and rejected. No compelling reasons to change the plan have been put forward. The development would be separated from Northstowe by the Guided Busway and have significant negative impacts on landscape character incapable of effective mitigation.</p> <p>It has never been the intention that plans for Northstowe should aim to match the number of jobs in the town to the number of residents. The town has always been seen as playing a sub-regional role to provide additional housing close to jobs in and on the edge of Cambridge with connections by the Guided Busway. This remains the case. Nevertheless plans for Northstowe set out in the Area Action Plan already include a 20 hectare provision of employment land for a substantial business park including a 5 hectare area suitable for B8 and B2 uses. The actual future take up rate of this allocation and the density of its development will be determined as each phase of the development is brought forward during the plan period. The housing trajectory in the Local plan assumes that 4,319 homes at Northstowe will be delivered after 2031 (43% of the planned 10,000 home total).</p>		

	<p>Overall the Employment Land Review 2012 has reported that there is sufficient suitable land allocated to meet forecast needs to 2031. In the absence of actual market signals relating to Northstowe as an employment location, and before any housing completions are recorded it would be premature to allocate land for further economic development in this location.</p> <p>See also the assessments of policy S/6: The Development Strategy to 2031, and policy SS/7: Northstowe Extension.</p>
<p><b>Approach in Submission Local Plan</b></p>	<p><b>No change</b></p>





## Annex B: Village Objection Sites

<b>Settlement:</b>	Barrington (Group Village)		
<b>Site Address:</b>	Land between 12 & 22 Shepreth Road		
<b>SHLAA Reference:</b>	012		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61855	<b>Respondent(s):</b> Mrs Margaret Clemmet
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.4 hectares;</li> <li>• Although large sites are designated for development in outlying villages there is no such allocation in Barrington therefore an exception should be made to include this infill site both within the SHLAA and the village framework to fulfil the need for local housing;</li> <li>• Designation as a Group Village permits small additional infill developments therefore this infill plot should be included so that this wasteland can be usefully converted into much needed homes in this village;</li> <li>• Local need in the village – could be usefully converted into homes for families and the increasingly elderly village residents;</li> <li>• The land in its current state is open to misuse attracting fly-tipping and vermin which is becoming environmentally harmful: site's current derelict condition conflicts with the otherwise suburban appearance of this part of the village;</li> <li>• Utility services already run adjacent to site;</li> <li>• The Primes Close housing development immediately opposite has already set a precedence for building outside the village framework, rendering non-development of this site unjustifiable;</li> <li>• Site is bounded on all sides by tall hedges and trees which prevent any open rural appearance or views: development with careful planning to include many of the existing trees would enhance the distinctiveness of the landscape/ townscape character of this part of the village;</li> <li>• The Conservation Area and Listed Buildings are considerably distanced from the site.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Barrington (Group Village)		
<b>Site Address:</b>	Land west of Orwell Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 116)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60042	<b>Respondent(s):</b> Landmark Real Estate
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.0 hectare;</li> <li>• SHLAA failed to assess all potential sites within Barrington;</li> <li>• Sustainability Appraisal also failed to consider the development potential of the site or consider a more flexible policy for development in some Group Villages where large sites exist, which represent realistic alternative options;</li> <li>• The SA for the draft Local Plan must identify and then assess reasonable alternatives: there has been no consultation on reasonable alternatives;</li> <li>• It is clear that the Group Villages and potential development options within those villages were rejected before the policies used to determine the overall development strategy and potential site allocations were defined;</li> <li>• The site meets the key site selection criteria outlined in the second Issues and Options document and therefore should have been assessed by the Council;</li> <li>• The Council rejected the option of development at all Group Villages, regardless of whether potential sites exist;</li> <li>• The three sites in Barrington which were assessed through the SHLAA were all rejected because of adverse impacts on the surrounding landscape and impacts on townscape and conservation: this proposed site is not within a Conservation Area and is surrounded on three side by residential development;</li> <li>• Site has existing access off Orwell Road, or it could be connected to an existing access from Old Mill Close;</li> <li>• We consider the site would have passed the selection criteria and there are no constraints to development: with careful design and layout and additional landscaping any impacts could be mitigated;</li> <li>• To meet the scale of housing and affordable housing needs in the District a range of sites must be identified, including smaller sites within villages.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Bassingbourn (Minor Rural Centre)			
<b>Site Address:</b>	Land east of South End			
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 116)			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	57504	<b>Respondent(s):</b>	Mr Peter Howes
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• Land currently old orchards;</li> <li>• Would like to see more two and three bedroom privately built bungalows: there seems to be a distinct lack of such properties available in the surrounding area.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	<p>The site falls within an area where development would have an adverse impact on the setting of the Conservation Area and Listed Buildings as it would result in the encroachment of the built up area into an area that forms a soft rural edge to the village and provides a rural and green setting for the listed buildings, conservation area and historic core of the village. Development would also be contrary to the pattern of single depth development in the historic core of this part of village. It is not clear how the site could attain safe highway access. Not suitable for housing. The plan is sound as proposed to be submitted.</p>			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Bassingbourn (Minor Rural Centre)		
<b>Site Address:</b>	Land north of Elbourn Way		
<b>SHLAA Reference:</b>	219		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59890	<b>Respondent(s):</b> Mr Roger Worboys
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Proposed housing target is not sufficient to meet needs and as such additional sites need to be allocated;</li> <li>• Site is adjacent to existing residential areas and the development framework boundary;</li> <li>• As a Minor Rural Centre, Bassingbourn has a good range of services and facilities;</li> <li>• 2012 SHLAA assessment identified site as a potential development option, while 2013 reassessment suggests the site has no development potential: SHLAA assessments should have reached the same conclusions;</li> <li>• Impact on adjacent conservation area and surrounding landscape could be addressed through careful design and layout;</li> <li>• Site could accommodate 100 dwellings and open space;</li> <li>• Site is well related to the existing development in the village and represents a logical extension;</li> <li>• Site can be accessed via Elbourn Way.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	<p>Support for Rejection of site by Bassingbourn Parish Council.</p> <p>Having reviewed the SHLAA against the comments made by local residents and its original objections, Bassingbourn-cum-Kneesworth Parish Council considers that the decision not to include these sites in the submission Local Plan 2013 is justified, in accordance with Policies S/2 and S/6 and sound.</p>		
<b>Assessment</b>	<p>The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment was amended in 2013 to reflect the difficulties of obtaining access to the northern part of the site, the only part considered to have development potential. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.</p>		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Caldecote (Group Village)		
<b>Site Address:</b>	Land to the rear of 18-28 Highfields Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 117)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58750	<b>Respondent(s):</b> Banner Homes Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Approximately 2.9 hectares, capacity for approximately 60 dwellings (density of 20 dwellings/ hectare);</li> <li>• Potential sites that could have been allocated were not assessed during the process of defining this policy;</li> <li>• SHLAA failed to assess all potential sites;</li> <li>• SA failed to consider development potential of sites in Group villages;</li> <li>• If the site had been properly assessed it would have been identified as a site with development potential and allocated in the draft Local Plan;</li> <li>• The Sustainability Appraisal for the Draft Local Plan must identify and then assess reasonable alternatives and explain why these have been selected or rejected: there has been no consultation on reasonable alternatives;</li> <li>• It is clear that Group Villages and potential development options within those villages were rejected before the policies used to determine the overall development strategy and potential site allocations were defined;</li> <li>• This proposed site meets the key site selection criteria defined in the second Issues and Options document and therefore should have been assessed by the Council;</li> <li>• The 1993 South Cambridgeshire Local Plan allocated sites in the village, including approximately 90 dwellings on this site: site was again allocated for housing in the 2004 plan;</li> <li>• Core Strategy 2007 changed approach – Caldecote identified as a Group village, no longer identified for growth;</li> <li>• Site previously allocated for development and the case officer for a 2009 application for a residential scheme recommended approval: the supporting technical studies concluded that there were no constraints to the development of the site;</li> <li>• The seven sites promoted through the ‘call for sites’ and assessed in the SHLAA and SA were all rejected because of adverse impacts on townscape and landscape or noise associated with adjacent uses: we consider that this site would have passed the selection criteria and should have been identified as a potential development option;</li> <li>• Site is within the settlement framework, a greenfield site surrounded by residential development;</li> <li>• Vacant site, not within Green Belt;</li> <li>• The site is controlled by a house builder, is deliverable and available, and there are no constraints to development.</li> </ul>		

<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Cambourne (Rural Centre)		
<b>Site Address:</b>	Land at Great Common Farm and Cottages		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 117)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60937	<b>Respondent(s):</b> University of Manchester
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• Logically forms part of Cambourne new settlement;</li> <li>• Site directly abuts and is to east of Upper Cambourne, allotments and Broadway;</li> <li>• Current use is agricultural and residential, including a Listed Farmhouse which would be retained;</li> <li>• Near to facilities, services, employment opportunities, and easy access to modern infrastructure.</li> <li>• Good public transport links to Cambridge and market towns.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	<p>This site was not submitted at previous stages of the plan making process.</p> <p>The site lies outside the planned boundary of Upper Cambourne. It would not form a logical part of the village, and would conflict with the design principles of the village. Development would impact on the gap between the Bourn Airfield site and Cambourne. It is not suitable for residential development.</p>		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Comberton (Minor Rural Centre)			
<b>Site Address:</b>	Land adjacent (north) to 69 Long Road			
<b>SHLAA Reference:</b>	004 (Site Option 42 I&O 2012)			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59927	<b>Respondent(s):</b>	Redland Care Group
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• SHLAA identified as site with development potential;</li> <li>• Site is suitable to accommodate a 55 bed care home for the elderly.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	<p>The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 42 I&amp;O 2012). It was not included in the Proposed Submission Local Plan as it would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.</p>			
<b>Approach in Submission Local Plan</b>	No change			



<b>Settlement:</b>	Comberton (Minor Rural Centre)		
<b>Site Address:</b>	Land at corner of Long Road and Barton Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 118)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60245	<b>Respondent(s):</b> RG Carter Farms Ltd
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>Given the level of existing services in the village and the ability to provide improvements, Comberton could accommodate more than the 90 homes currently allocated (H/1:h);</li> <li>Comberton is capable of accommodating growth on a number of alternative sites which relate well to the form and facilities of the existing village, including this site at the corner of Long Road and Barton Road.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development would have an adverse impact on Green Belt purposes regarding the setting, scale and character of Comberton by increasing the footprint of the village and so causing a loss of rural character. Development of this site would extend the village into open countryside with a strong rural character away from the village centre. Not suitable for housing. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Cottenham (Rural Centre)		
<b>Site Address:</b>	Land at Oakington Road		
<b>SHLAA Reference:</b>	260 (Site Option 22 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60613	<b>Respondent(s):</b> Mr G Love
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• Site classified as green in SHLAA;</li> <li>• Site supported by Parish Council and Cottenham Design Group;</li> <li>• 10 years ago an Inspector deemed the site good for development at the appropriate time - now is an appropriate time due to need for housing;</li> <li>• Good development option;</li> <li>• A well designed scheme could reduce speed of traffic on Oakington Road;</li> <li>• No sites have been progressed in Cottenham through the SHLAA.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Support for rejection by Oakington Parish Council.		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 22 I&O 2012). Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village. There were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Cottenham (Rural Centre)		
<b>Site Address:</b>	Land south of Ellis Close and east of Oakington Road, Cottenham		
<b>SHLAA Reference:</b>	129 (Site Option 24 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58316	<b>Respondent(s):</b> Christ's College
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Is a sustainable village with an array of facilities and services;</li> <li>• No technical matters why development of the site could not be delivered;</li> <li>• Site very well related to settlement form of Cottenham;</li> <li>• As a sustainable village Cottenham should take more development as part of the housing distribution;</li> <li>• Concern that rolling supply of housing over plan period is not achievable as plan relies on a few large scale allocations;</li> <li>• To avoid the Green Belt the housing strategy relies on new settlements outside the Green Belt: new settlements will require significant infrastructure;</li> <li>• Not justified that affordable housing needs will be addressed by concentrating the delivery to a small number of strategic sites away from the villages where the housing need may have been identified;</li> <li>• Limited development allocated to the villages – can make a valid contribution to housing supply to help meet local needs.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Support for rejection by Oakington Parish Council.		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 24 I&O 2012). Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village. There were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Cottenham (Rural Centre)		
<b>Site Address:</b>	Land to rear of High Street		
<b>SHLAA Reference:</b>	021 / 316		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	62205	<b>Respondent(s):</b> Mr Unwin and Mr Smith
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Do not believe that the strategy of focussing development and growth in a limited number of locations is sound, consistent with the Plan's objectives or supported by National Planning Policy. We believe that concentrating the amount of new housing proposed at a limited number of settlements is high risk and in the event that schemes do not deliver as expected, the Local Authority will be exposed to a considerable number of speculative applications in unplanned locations;</li> <li>• Development strategy does not allow smaller communities to grow sustainable and sensitively to meet housing needs;</li> <li>• Community will benefit from appropriate level of growth to improve the viability of services;</li> <li>• Site provides opportunity for development at core of village, reflecting traditional growth;</li> <li>• Scheme would be an exemplar development, incorporating mix tenure, house sizes and density;</li> <li>• Access gained through demolition of 33 High Street, a 1970s house in a traditional street scene.</li> <li>• Object to the SHLAA assessment which highlights potential landscape and townscape impacts which would be difficult to mitigate against. A well designed scheme will enhance surrounding area, and include public open space.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. Primary Schools in Cottenham have already been expanded beyond the ideal size. The education needs of further allocations cannot be accommodated in the village. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Duxford (Group Village)		
<b>Site Address:</b>	End of Mangers Lane		
<b>SHLAA Reference:</b>	092		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	63118	<b>Respondent(s):</b> Mr and Mrs Andrew Dye
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.4 hectare site: proposal for modest mix tenure residential development of 5-7 dwellings, incorporating new community orchard on site;</li> <li>• The Council should include policies which actively encourage the creation of community orchards, new woodland areas and allotments in or near villages: it is recommended that land at the end of Manger's Lane is designated a Community Orchard;</li> <li>• Site forms part of the village centre, adjoins built development on two sides, and falls within the Duxford village framework;</li> <li>• It is therefore in a sustainable location close to a wide range of services and amenities available within the village, including a convenience store, primary school, public houses, employment and has good public transport links;</li> <li>• To facilitate this Community Orchard it is anticipated that there will be a requirement for a modest mixed residential development to the eastern end of the site: this will ensure the proposed development and use of land remains financially viable and provide appropriate recompense to the landowner;</li> <li>• Area is characterised by two/two and a half- storey detached houses set on medium sized plots: any residential scheme would seek to reflect the existing development pattern;</li> <li>• Access via Manager's Lane;</li> <li>• Proposed mix of market and affordable housing to meet local housing need: design of housing will preserve and enhance the character, appearance and visual setting of the Conservation Area and wider locality;</li> <li>• Landowner willing to provide a higher proportion of affordable housing than would normally be necessary;</li> <li>• Land currently forms part of a PVAA but it is considered that the land has become unkempt over recent years and its designation should be removed;</li> <li>• Development would be built out at lower densities to reflect the village setting;</li> <li>• Land given to the Community Orchard will be transferred to an appropriate local organisation/ group.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		

<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Duxford (Group Village)		
<b>Site Address:</b>	Rear of 8 Greenacres		
<b>SHLAA Reference:</b>	166		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59704	<b>Respondent(s):</b> Countryside Properties (UK) Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.2 hectares: proposal for mixed development of 40 homes (40% affordable);</li> <li>• Help meet Duxford's affordable housing requirement of 98 homes;</li> <li>• Given the tightly defined village frameworks it is unlikely that many sites would come forward through an application in many villages of the scale identified in policies: need to take a proactive approach to allocating sufficient land;</li> <li>• Village framework should be amended to follow the northern and western boundaries of the site;</li> <li>• Comparative appraisal undertaken demonstrates that Duxford is a sustainable location and compares well with other Minor Rural Centres;</li> <li>• This appraisal also identified that greater weight should be given to the proximity of employment and potential access to rail services: such an approach further demonstrates support for modest development at Duxford;</li> <li>• Site can be accessed via Greenacres;</li> <li>• Site is well contained and would be seen against the background of the existing settlement: development would not intrude into open countryside.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Fen Ditton (Group Village)		
<b>Site Address:</b>	Land between 12 and 28 Horningsea Road		
<b>SHLAA Reference:</b>	SC254		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>		<b>Respondent(s):</b>
	Total: 0		
<b>Proposed Submission Representations Supporting rejection of the site</b>	<p>Total: 1 Fen Ditton Parish Council (Rep 60269) support the rejection of the site, stating the site is not viable for development because:</p> <ul style="list-style-type: none"> <li>• Located on a busy route from the A14 to Cambridge;</li> <li>• Of proximity to Primary School access;</li> <li>• Green Belt with important lowland meadow;</li> <li>• Access issues for constriction traffic and residents;</li> <li>• The necessary infrastructure for a development of 18 to 20 dwellings plus open space would be difficult to attain;</li> <li>• Site previously rejected because development would detract from the open and rural appearance and character of the area.</li> </ul>		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		



<b>Settlement:</b>	Fen Ditton (Group Village)		
<b>Site Address:</b>	Land south of Shepherds Close		
<b>SHLAA Reference:</b>	SC060		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	57045	<b>Respondent(s):</b> Taylor Wimpey UK Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 5.0 hectares, proposed development of up to 30 dwellings;</li> <li>• Only 14% of planned housing development in Local Plan is proposed for villages: this level should be increased in provision of a suitable range of dwellings and support and strengthen villages: villages such as Fen Ditton are so close to Cambridge that a variety of services are within easy reach;</li> <li>• Taylor Wimpey considers that modest development could take place on the site without detriment to the green belt and there is potential for green belt / open space enhancement on the remaining land;</li> <li>• Site is visually well contained from the surrounding countryside and abuts the village core;</li> <li>• Enhancements to the remaining open land to the south would preserve the setting of the village, improve the landscape and allow for wider public use.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Fowlmere (Group Village)			
<b>Site Address:</b>	Appleacre Park, London Road			
<b>SHLAA Reference:</b>	077			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60204	<b>Respondent(s):</b>	Appleacre Park Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.5 hectares: propose 12 -15 new park homes between two areas of existing park homes on an existing park home site which is partly covered by redundant farm buildings which would be demolished;</li> <li>• 2010 SHMA included a map of park homes in Cambridgeshire: average sale price of a home in Fowlmere in 2008 was £262,000 compared to a new park home £85,000-£140,000;</li> <li>• Park homes are single storey, thermally efficient, and on our park occupied by people over 50 years old: an important part of the housing mix;</li> <li>• 2012 SHMA document and the Local Plan has omitted all reference to park homes;</li> <li>• Appleacre Park is the only park home site in the southern half of South Cambs: it is therefore uniquely placed to fulfil the local need.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Fowlmere (Group Village)		
<b>Site Address:</b>	Land west of High Street		
<b>SHLAA Reference:</b>	107		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59600 59633	<b>Respondent(s):</b> Messrs Sheldrick
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 3.0 hectare site: proposed mix use development consisting of employment , housing and commercial/ community space;</li> <li>• Current planning application (Ref S/1249/13/FL) for new offices, research and production facilities and associated car parking and landscaping on 0.81 hectares of the site (over 25% of overall site area): remainder of site proposed for a complimentary mix of affordable and private residential, further employment land and commercial/ community space as well as public open space/landscaping;</li> <li>• The Sustainability Appraisal fails to take account of the Landscape and Visual Assessment which concluded that the site ‘sits within a somewhat degraded landscape...forms a distinct visual unit attached to the adjacent settlement development...[and] considered that sensitive redevelopment on the site ...will result in a site which makes positive contribution to the landscape and visual qualities of the area’;</li> <li>• Site includes previously developed land which is presently unsuitable for agricultural use and of poor landscape character;</li> <li>• Fails to consider proposal is for a mixed use development.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Foxton (Group Village)		
<b>Site Address:</b>	Land west of Station Road (north of Burlington Press)		
<b>SHLAA Reference:</b>	223		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58866	<b>Respondent(s):</b> Endurance Estates Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.8 hectares: land could accommodate approximately 20 dwellings;</li> <li>• Remains important that appropriate scale development is allowed at the villages: new development can help address local housing need, generate investment into a community and help address service shortfalls;</li> <li>• Foxton is a Group Village with shops, schools, some local services, jobs and a train station: no local services are known to be at capacity;</li> <li>• Foxton has a sustainable base to accommodate some new development;</li> <li>• Site can accommodate principally market housing and could also provide for a higher proportion of affordable homes: a housing mix will create balanced communities rather than single tenure groupings;</li> <li>• The site is well related to the settlement pattern of Foxton and would have very little visual encroachment into the countryside;</li> <li>• Site is well enclosed: development could be designed to be a sympathetic addition to the village;</li> <li>• The ability of the Council to achieve a rolling supply of housing will ultimately be dependent on the large strategic sites, which places the ability to meet the housing needs of the district on a perilous situation: the villages have a legitimate roll to play to meet housing need and provide flexibility across the plan period.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Fulbourn (Minor Rural Centre)		
<b>Site Address:</b>	Land at east of Court Meadows House, Balsham Road		
<b>SHLAA Reference:</b>	213		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59843	<b>Respondent(s):</b> KG Moss Will Trust
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>Proposed housing target is not sufficient and a higher housing target would mean that additional sites need to be allocated;</li> <li>No significant constraints to development at the site;</li> <li>SHLAA assessed site for approximately 250 dwellings;</li> <li>Fulbourn contains a good range of services and facilities, reflecting its Rural Centre status: primary school, doctors, pharmacy, library, post office, supermarket and other small convenience stores, village hall, outdoor recreation and play facilities, regular bus services and cycle route to Cambridge;</li> <li>Fulbourn is a sustainable location and a suitable location for additional development;</li> <li>The site meets the site selection criteria and complies with the development strategy contained in Policy S/6.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Fulbourn (Minor Rural Centre)		
<b>Site Address:</b>	Land between Teversham Road and Cow Lane		
<b>SHLAA Reference:</b>	162 (amended)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59740	<b>Respondent(s):</b> Castlefield International Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Technical reports demonstrate that there are no barriers to the delivery of a residential scheme on this site;</li> <li>• Transport: there are no issues to prevent an acceptable access being created to the site;</li> <li>• Drainage: the matters raised in the 2012 SHLAA assessment are dealt with in drainage assessment, no issues which would preclude development;</li> <li>• Noise: any issues in relation to noise from the adjoining railway and small scale industrial premises can be mitigated through detailed design;</li> <li>• Ecology: Ecological Report confirms that the ecological issues raised will not preclude development and to the contrary development of the site has the potential to deliver enhanced opportunities for biodiversity;</li> <li>• Odour: assessment identifies that any level of odour experienced by residents would not adversely affect residential amenity and would in any event be able to be mitigated through the detailed design process;</li> <li>• Technical reports demonstrate clearly that the site is deliverable;</li> <li>• Fulbourn is one of the largest and most sustainable villages in the district with good access to a wide range of services and facilities;</li> <li>• A number of employment sites are included in the Proposed Submission Local Plan, thereby increasing employment provision;</li> <li>• Close proximity to Cambridge with opportunities for sustainable travel, which provide good access to further services, facilities and employment opportunities;</li> <li>• Allocating this site as Local Green Space does not compliment the need for South Cambs District Council to deliver homes, jobs and services;</li> <li>• Site outside the Green Belt;</li> <li>• Sustainable settlement therefore the site's use for residential purposes must take priority over the currently proposed use;</li> <li>• Council's five year land supply shortfall further emphasises the need for sites such as this one to be delivered for residential purposes as opposed to open space;</li> <li>• Plan allocates only eight sites within villages outside the proposed new settlements: not sufficient or appropriate to meet housing need;</li> <li>• The demonstrable history of under delivery requires the council to provide a 20% buffer - the council has not demonstrated that provision has been made for 20% additional housing;</li> </ul>		

	<ul style="list-style-type: none"> <li>Strategy presents an inflexible approach to meeting the 5 year housing land need: there is an urgent need for sites which can be delivered in the shortest possible timeframe. The allocation of smaller, available sites would contribute to meeting this demand.</li> </ul>
<b>Proposed Submission Representations Supporting rejection of the site</b>	Support for designation as Local Green Space from Fulbourn Parish Council, Fulbourn Forum for Community Action and 28 individuals. Haven for local wildlife. Important green space for village. Field enhances setting and appearance of this part of village – brings countryside into heart of village. Contributes to retaining rural character. As village has expanded in recent years important to preserve character and ambience of village.
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The site was consulted on as an option for Local Green Space in I&O2 2013 (Option G34) and received considerable local support. It has subsequently been designated as Local Green Space in the draft Local Plan. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Fulbourn (Minor Rural Centre)		
<b>Site Address:</b>	Land off Home End		
<b>SHLAA Reference:</b>	214		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	62132	<b>Respondent(s):</b> KG Moss Will Trust
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Proposed housing target is not sufficient and a higher housing target would mean that additional sites need to be allocated;</li> <li>No significant constraints to development at the site;</li> <li>SHLAA assessed site for approximately 18 dwellings;</li> <li>Fulbourn contains a good range of services and facilities, reflecting its Rural Centre status: primary school, doctors, pharmacy, library, post office, supermarket and other small convenience stores, village hall, outdoor recreation and play facilities, bus services and cycle route to Cambridge;</li> <li>Fulbourn is a sustainable location and a suitable location for additional development;</li> <li>The site meets the site selection criteria and complies with the development strategy contained in Policy S/6;</li> <li>At second Issues and Options stage it was suggested land should be identified as Local Green Space but was not carried forward into draft Local Plan: we support decision as it did not meet the criteria.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	<p>Total: 1 - Support decision to not allocate site as Local Green Space (as proposed in Issues and Options 2 - see Part 2, Chapter 9, page 79, land identified as 'G33').</p> <p><i>Key reasons:</i></p> <ul style="list-style-type: none"> <li>The site is not of particular importance to the local community and does not meet the criteria for designation as Local Green Space;</li> <li>Site is private land: no public right of access and nor is it available for public or community use;</li> <li>Inappropriate to designate land as a green area which may be needed for residential development during the plan period.</li> </ul>		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		



<b>Settlement:</b>	Fulbourn (Minor Rural Centre)		
<b>Site Address:</b>	Land off Station Road		
<b>SHLAA Reference:</b>	074 (part of) (Part of Site Option 28 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60647	<b>Respondent(s):</b> G C Lacey and Son Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Policy makes no reference to the provision of self-build housing development at any of the proposed housing sites despite need for a range of house types, sizes and mixes - we believe that this is a serious omission;</li> <li>• Nowhere in SHMA is there any mention of the needs of people who wish to build their own homes;</li> <li>• Whilst we are not challenging the overall spatial strategy it is clear that the Local Plan is not justified because the plan is not the most appropriate strategy when considered against the reasonable alternatives - a principle alternative being one that includes policies with provision for self builds;</li> <li>• Site is close to heart of village, enabling it to become an integral part of the community and shorter distances to services and facilities;</li> <li>• Revised proposal now includes a substantial element of self-build housing, as well as housing for older people and people with disabilities;</li> <li>• Site is in a highly sustainable location and was identified in the Council's SHLAA as the only site in the village with development potential out of the sites put forward;</li> <li>• Site is deliverable and developable in the early years of the Plan period;</li> <li>• Indicative capacity of circa 50 dwellings;</li> <li>• Revised proposal addresses issues previously raised - the area of the site has been reduced and now only includes the southern part of the landholding, immediately adjacent to the village - this would reduce the visual impact on the Green Belt, reduce the amount of traffic using Church Lane / Barleyfields, and remove the need for access from Station Road;</li> <li>• Potential for general low density of development that would be in keeping with the character and identity of this part of the village;</li> <li>• In most cases this site would have less visual impact on the countryside than those housing sites that have been selected at Comberton, Willingham and Melbourn;</li> <li>• Fulbourn is the only Minor Rural Centre to the east of Cambridge: no housing sites are proposed in Fulbourn for the Plan period despite its acknowledged sustainable location.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	<p>5 Supports for rejection of Land off Station Road Fulbourn (SHLAA site 074)</p> <p>Supporting retention of Green Belt around Fulbourn village, to protect the city and prevent coalescence with the necklace villages. It is important that villages are allowed to retain their identity and not develop into suburban dormitories. Other concerns relate to congestion and questioning the ability of services and facilitates to cope.</p>		

<b>Assessment</b>	Although a smaller site, similar to that assessed through the SHLAA and SA processes and consulted upon as a Site Option (Site Option 28 I&O 2012). There was considerable local opposition to the development of the site. It was not included in the Proposed Submission Local Plan due to the sensitivities of the site, particularly impact on the historic environment and achieving safe access, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Fulbourn (Minor Rural Centre)		
<b>Site Address:</b>	Land to the rear of 12-18 Teversham Road		
<b>SHLAA Reference:</b>	335		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58766	<b>Respondent(s):</b> R&T Hogger Builders Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Proposed housing target is not sufficient and a higher housing target would mean that additional sites need to be allocated;</li> <li>No significant constraints to the development of the site;</li> <li>Noise was one of the main reasons the site was rejected: the Noise Impact Assessment which has been prepared (which considers the potential noise impacts on residential development from the industrial estate, railway line and vehicle movements) demonstrates that noise levels at the site were unlikely to exceed outdoor and indoor guideline levels;</li> <li>Odour was the other main reason the site was rejected as the site could be affected from odour from the neighbouring uses on the industrial estate: an Odour Constraints Assessment was undertaken and concludes that there is very limited potential for exposure to unacceptable levels of odour from the current activities on the estate. The historical odour complaints were associated with the previous joinery use which no longer exists;</li> <li>Fulbourn contains a good range of services and facilities, reflecting its Rural Centre status therefore it is a sustainable location and a suitable location for additional development;</li> <li>Considered at appeal that development at land to the rear of 16-18 Teversham Road would have an impact on the character and appearance of the surrounding area: we consider that a larger site (land to rear of 12-18) could overcome these issues;</li> <li>Backland development has taken place elsewhere in Fulbourn;</li> <li>Site partly controlled by developer - adjoining landowners might be interested in selling some of their land;</li> <li>Residents that might be affected by development of the site would not object to bungalows on part of the site;</li> <li>Plan runs until 2031 so economic viability should not be a factor in planning for a twenty year period.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Gamlingay (Minor Rural Centre)		
<b>Site Address:</b>	Land at Mill Road		
<b>SHLAA Reference:</b>	093 (Site Option 34 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59897	<b>Respondent(s):</b> Endurance Estates Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Object to the number and nature of the proposed allocations within the District's more sustainable villages;</li> <li>• Overreliance on a small number of large allocations, rather than focusing on available and deliverable smaller sites which will contribute to ensuring a rolling supply of housing land over the plan period;</li> <li>• Gamlingay is within the top 10 most sustainable locations for residential development in the Issues and Options Stage 1 Report;</li> <li>• Site lies outside, but on the boundary of, the Development Framework, not within the Green Belt, Conservation Area or any floodplain;</li> <li>• Site benefits from natural screening by mature hedgerows;</li> <li>• SHLAA identified indicative capacity of 24 dwellings;</li> <li>• Sufficient capacity with existing utilities and infrastructure to support a potential development;</li> <li>• There is now active developer interest in the site and a clear commitment to taking it forward for residential development;</li> <li>• Proposed Submission Local Plan assessment of site concludes that a draft allocation has not been granted due to the site's location outside of the development framework: it is considered that this conclusion does not give sufficient weight to the need for housing land in South Cambridgeshire's most sustainable villages and the immediate availability of this site;</li> <li>• Lack of an adequate 20% buffer for the delivery of the District's 5 year housing land supply;</li> <li>• Council are urged to allocate further smaller sites within the District's more sustainable villages so as to meet the current latent demand brought about through a decade of under delivery.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Support for rejection by Oakington and Westwick Parish Council.		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 34 I&O 2012). It was not included in the Proposed Submission Local Plan as the site forms an important part of the setting of Gamlingay, its Conservation Area and Listed Buildings, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Gamlingay (Minor Rural Centre)		
<b>Site Address:</b>	Land at Potton Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 118)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61812	<b>Respondent(s):</b> Mr and Mrs D Izzard
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• There is not only a lack of affordable housing but also an ageing population which continues to grow and needs to be housed in different types of accommodation;</li> <li>• The delivery of housing for people who are unable to afford open market housing prices or rents is reliant on market housing schemes providing for these needs as a proportion of a comprehensive residential development;</li> <li>• No mention of Residential Parks (mobile home accommodation) as part of the solution);</li> <li>• There are services and facilities a short distance from site (approx. 0.75 mile);</li> <li>• Existing building on site could be converted to house associated facilities such as site office, club house, laundry room, storage etc.;</li> <li>• Site could accommodate 30 mobile homes.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site lies in a remote area of scattered development, removed from the development framework for Gamlingay, with poor access to services and facilities in the village. Not suitable for allocation for residential development. No identified need for mobile homes. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Gamlingay (Minor Rural Centre)		
<b>Site Address:</b>	Land off Grays Road		
<b>SHLAA Reference:</b>	171 (part of) (Site Option 32 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60345	<b>Respondent(s):</b> Merton College
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Paragraph 2.45 of Proposed Submission Local Plan explains that without including major expansion at Cambourne a significant amount of development would have to be accommodated at villages and 'would result in a sort of disbursed development strategy confirmed as being unsustainable'. This sweeping statement is disputed and implies the Council's strategy is underpinned by the premise that development in rural villages is unsustainable;</li> <li>• There are well established Rural and Minor Rural Centres offering a range of facilities and infrastructure able to accommodate further growth in a more sustainable way;</li> <li>• We disagree with the Council's strategy of restricting growth in villages and question the deliverability of growth that relies on new settlements as: <ul style="list-style-type: none"> <li>- the delivery of new settlements will require substantial 'up front' infrastructure costs and there is no certainty over their viability;</li> <li>- expansion of established villages enables existing infrastructure to be improved, thereby improving their sustainability;</li> <li>- there are lengthy timescales for the delivery of new settlements;</li> <li>- the proposed new settlement at Bourn Airfield is in close proximity to the expansion of Cambourne which will put the two developments in competition for the same housing demand which is likely to undermine their deliverability;</li> <li>- the opportunity for windfall growth within villages has become increasingly limited as the development opportunities have been exhausted and the village framework boundaries have not been enlarged;</li> </ul> </li> <li>• Village is in accessible location and offers a good level of services and facilities - therefore a sustainable location;</li> <li>• Site has scope to provide a logical and sustainable expansion of the village that relates well to the existing built framework;</li> <li>• Site capable of being brought forward within immediate timescales;</li> <li>• Allocation of the site offers cope to provide a new 'soft' green edge to the village that would enclose the site;</li> <li>• New planting provides opportunity to improve biodiversity;</li> <li>• Proposal would not involve the loss of high quality agricultural land: although SHLAA identifies land quality this is in respect of the much larger area and specifically land to the east;</li> <li>• No impact on heritage assets;</li> <li>• No insurmountable infrastructure issues and no viability issues.</li> </ul>		

<b>Proposed Submission Representations Supporting rejection of the site</b>	Support for rejection by Oakington Parish Council.
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 32 I&O 2012). It was not included in the Proposed Submission Local Plan as the site forms an important part of the landscape setting of Gamlingay and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Gamlingay (Minor Rural Centre)		
<b>Site Address:</b>	Land off Green End		
<b>SHLAA Reference:</b>	174		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60341	<b>Respondent(s):</b> Wyboston Lakes Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Paragraph 2.45 of Proposed Submission Local Plan explains that without including major expansion at Cambourne a significant amount of development would have to be accommodated at villages and 'would result in a sort of disbursed development strategy confirmed as being unsustainable'. This sweeping statement is disputed and implies the Council's strategy is underpinned by the premise that development in rural villages is unsustainable;</li> <li>• There are well established Rural and Minor Rural Centres offering a range of facilities and infrastructure;</li> <li>• We disagree with the Council's strategy of restricting growth in villages and question the deliverability of growth that relies on new settlements as: <ul style="list-style-type: none"> <li>- the delivery of new settlements will require substantial 'up front' infrastructure costs and there is no certainty over their viability;</li> <li>- expansion of established villages enables existing infrastructure to be improved, thereby improving their sustainability;</li> <li>- there are lengthy timescales for the delivery of new settlements;</li> <li>- the proposed new settlement at Bourn Airfield is in close proximity to the expansion of Cambourne which will put the two developments in competition for the same housing demand which is likely to undermine deliverability;</li> <li>- the opportunity for windfall growth within villages has become increasingly limited as the development opportunities have been exhausted and the village framework boundaries have not been enlarged;</li> </ul> </li> <li>• Village is in accessible location and offers a good level of services and facilities - therefore a sustainable location;</li> <li>• SHLAA confirms site is not subject to any strategic consideration which would make it unsuitable for development;</li> <li>• Within easy and safe walking / cycling distance of village facilities;</li> <li>• Can be brought forward within immediate timescales;</li> <li>• Site comprises poor quality land;</li> <li>• Opportunity to enhance setting of Listed cottage by reintroducing a village green;</li> <li>• No history of flooding or flood risk;</li> <li>• No adverse impact on conservation area;</li> <li>• County Highways have confirmed that there are no highways or access constraints;</li> <li>• No insurmountable infrastructure issues;</li> <li>• Site subject of landfill in the past - the Council's Environmental Protection officer was satisfied this did not pose a risk to development on adjacent land;</li> <li>• Contrary to SHLAA, there are no viability issues.</li> </ul>		



<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Girton (Minor Rural Centre)		
<b>Site Address:</b>	Land at Cockerton Road		
<b>SHLAA Reference:</b>	143 (Site Option 40 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60393	<b>Respondent(s):</b> St Johns College
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Council needs to plan for a higher level of housing than is proposed;</li> <li>• In order to protect the viability of the most sustainable villages, these additional dwellings should mainly be directed to Rural Centres and Minor Rural Centres;</li> <li>• Particular emphasis should be placed upon the 'necklace' villages which are those close to Cambridge with good accessibility to higher order services and facilities;</li> <li>• The allocation of sites in necklace villages would allow the Council to provide for appropriate levels of growth at these settlements to maintain their viability and sustainability;</li> <li>• No allocations proposed in Girton – a Minor Rural Centre;</li> <li>• Propose site capacity of 10 dwellings;</li> <li>• SHLAA assessed site as a 'site with limited development potential';</li> <li>• SHLAA assessment considers that the development of the site would have a significant adverse impact upon the Green Belt and its function: we do not agree. The site is of a modest size; its locations is such that its development would not erode separation with Cambridge; site relates well to the built up edge of the village; and its development would be appropriate in landscape and townscape terms;</li> <li>• Impact upon the setting of the nearby listed church could be mitigated by careful design.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	<p>Petition signed by 22 people supporting the rejection due to adverse impact on the Green Belt, landscape setting and rural character. Concern that final stages in plan process do not result in the District Council's position being reversed.</p> <p>Support for rejection by Oakington Parish Council.</p>		
<b>Assessment</b>	<p>The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 40 I&amp;O 2012). It was not included in the Proposed Submission Local Plan as the site forms an important part of the landscape and townscape setting of Girton, including the historic core, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.</p>		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Girton (Minor Rural Centre)		
<b>Site Address:</b>	Land at Dodford Lane / High Street		
<b>SHLAA Reference:</b>	144		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60394	<b>Respondent(s):</b> St Johns College
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Council needs to plan for a higher level of housing than is proposed;</li> <li>• In order to protect the viability of the most sustainable villages, these additional dwellings should mainly be directed to Rural Centres and Minor Rural Centres;</li> <li>• Particular emphasis should be placed upon the 'necklace' villages which are those close to Cambridge with good accessibility to higher order services and facilities;</li> <li>• The allocation of sites in necklace villages would allow the Council to provide for appropriate levels of growth at these settlements to maintain their viability and sustainability;</li> <li>• The opportunity to provide for appropriate levels of growth at most of the District's most sustainable villages will have been largely ignored for two development plan reviews;</li> <li>• We consider that to not allocate any land for development at Girton, within the context of the village's status within the settlement hierarchy, is a failure on the part of the Plan to maintain the viability and sustainability of the rural area;</li> <li>• SHLAA assessment considers that the development of the site would have a significant adverse impact upon the Green Belt and its function, the landscape, the townscape and heritage considerations: we consider that these impacts could be mitigated if development is approached in a sensitive way;</li> <li>• SHLAA assessed site as having capacity for 50 dwellings: in light of the constraints identified by the Council, we propose that the site would be developed for 25 dwellings to allow landscaping and areas free from development.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Graveley (Infill Village)		
<b>Site Address:</b>	Land at Manor Farm		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 119)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60932 60934	<b>Respondent(s):</b> Graveley Parish Council, Mr David Moore
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.39 hectares: 10-12 dwellings are proposed between the two existing residential areas at Manor Close and the High Street, appropriate for new market and affordable housing needs;</li> <li>• Residential development would enhance the character, aesthetics and historical importance of our village;</li> <li>• Site currently contains a large concrete boarded agricultural barn and a smaller black barn: Manor Farm is historically significant as it was the first dwelling in Graveley recorded in 1250. The ruins of Manor House (destroyed 1948) remains;</li> <li>• Development of the site may include rebuilding of the Manor House, conversion of the existing black barn and provision of a green area;</li> <li>• Former farm gateways would be restored and ancient trees preserved;</li> <li>• New dwellings would be in keeping with the original clays extracted from the site, used to construct the original buildings;</li> <li>• The small scale of this development and the extent of local support justifies exceptions being made to policies S/6, S/7 and SC/1 of the proposed Local Plan.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	<p>Graveley Parish Council is promoting two small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective being to allow for some natural growth, allow older households to 'downsize' to smaller properties in the same village, and to secure a new public green area for the benefit of the village.</p> <p>As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people by leaflet between January and February 2014 about whether the sites should or should not be allocated for housing development.</p> <p>The outcome of the consultation to be included as it becomes available.</p>		
<b>Approach in Submission Local Plan</b>			

<b>Settlement:</b>	Graveley (Infill Village)		
<b>Site Address:</b>	Toseland Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 119)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60787	<b>Respondent(s):</b> Mr Simon Miller
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.4 hectares;</li> <li>• Policy H1 fails to acknowledge the contribution that housing allocations within Infill Villages can make to supporting a prosperous rural economy;</li> <li>• On what terms has it been decreed that one village is more sustainable than the other? - suggested that draft Policy H1 is at odds with the implementation of the NPPF;</li> <li>• Development of this brownfield site would provide positive environmental enhancement, both in terms of the visual amenities of the locality at the approach to Graveley settlement, but also in reducing vehicular movements to and from the site along narrow village roads.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	<p>Graveley Parish Council is promoting two small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective being to allow for some natural growth, allow older households to 'downsize' to smaller properties in the same village, and to secure a new public green area for the benefit of the village.</p> <p>As an alternative to taking forward a Neighbourhood Plan the Parish Council consulted local people by leaflet between January and February 2014 about whether the sites should or should not be allocated for housing development.</p> <p>The outcome of the consultation to be included as it becomes available.</p>		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Great Abington (Group Village)			
<b>Site Address:</b>	Land at Pamisford Road / High Street			
<b>SHLAA Reference:</b>	211 (SE corner only)			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60624 60662 60681	<b>Respondent(s):</b>	Little Abington Parish Council, Committee for Abington Housing, Great Abington Parish Council
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.6 hectares;</li> <li>• Great Abington Parish Council and Little Abington Parish Council carried out a housing needs survey about two years ago: this identified the particular need for smaller units, both market and affordable, for those who wish to downsize and those who wish to gain a foot on the housing ladder;</li> </ul> <p>Little Abington Parish Council</p> <ul style="list-style-type: none"> <li>• Unhappy that the Plan concentrates housing development in new communities, extensions to existing communities and larger villages: this leaves Abingtons with minimal growth as there is little opportunity for development within the village framework;</li> <li>• Request amendment to the village framework of Great Abington;</li> <li>• Site is at the top of the High Street.</li> </ul> <p>Committee for Abington Housing</p> <ul style="list-style-type: none"> <li>• The limited scale of development and the extent of local support justifies an exception being made to policies S/6 and S/7 of the Local Plan which seek to steer development away from smaller villages like Great and Little Abington.</li> </ul> <p>Great Abington Parish Council</p> <ul style="list-style-type: none"> <li>• Unhappy that the draft Local Plan concentrates all housing developments on new communities, extensions to existing communities and larger villages as this approach leaves the Abingtons with no growth at all particularly as we have little opportunity for any development within the village framework;</li> <li>• Site outside village framework;</li> <li>• Rural exception sites should not be the only way to facilitate development in Group Villages;</li> <li>• Proceeding this site as an exception site with mainly affordable housing and a bare minimum of market housing would result in it not meeting the identified need;</li> <li>• We are keen to have small mixed developments and do not wish to see affordable housing estates created;</li> <li>• Modifying the village framework would appear to be the only way forward;</li> </ul>			

	<ul style="list-style-type: none"> <li>• Would like to see policies that allow for villages like Great Abington to make minor amendments to village frameworks where the resulting development would meet the needs of the community, be of an appropriate size and have the support of residents.</li> </ul>
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	<p>The Parish Councils of Great and Little Abington have promoted three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective being to allow for some natural growth and to allow older households to ‘downsize’ to smaller properties in the same village.</p> <p>All of the selected sites have been previously considered through the SHLAA process, although in the cases of two sites (Great Abington SHLAA sites 027 and 211) the sites are much smaller than previously proposed, the Little Abington site 028 is for the same site. For all of the sites the SHLAA conclusion was that they were not potentially capable of providing residential development taking account of site factors and constraints including landscape impacts, heritage impacts (for the Bancroft Farm site 028 in Little Abington), and kennel noise for the Linton Road site 027 in Great Abington. Note that the Bancroft Farm site is currently designated as a Protected Village Amenity Area in adopted plans and proposed for designation as Local Green Space in the Proposed Submission Local Plan.</p> <p>The Parish Council did not concur with these conclusions and as an alternative to taking forward a Neighbourhood Plan consulted local people by leaflet between October and December 2013 about whether the sites should or should not be allocated for housing development. 189 completed leaflets were returned as follows:</p> <ul style="list-style-type: none"> <li>• Linton Road site (35 homes) – 72% support for development</li> <li>• High Street/Pampisford Road site (12 homes) – 76% support for development</li> <li>• Bancroft Farm site in Little Abington (6 homes) – 86% support for development.</li> </ul> <p>Background material, scans of the consultation leaflet, the completed leaflets and of the report of consultation can be found <a href="#">here</a>.</p> <p>In the light of this clear evidence of local support for the proposals demonstrated in the consultation, it is proposed that the sites be allocated for housing development to meet local needs, and that development should seek to fulfil the Parish Council aspirations for each site.</p>
<b>Approach in Submission Local Plan</b>	<p><b>Major Modification</b></p> <p>Include in new policy - Parish Council Led Allocations for Residential Development in Villages. (See housing chapter).</p>

<b>Settlement:</b>	Great Abington (Group Village)			
<b>Site Address:</b>	Land east of Great Abington			
<b>SHLAA Reference:</b>	027 (NE corner only)			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60623 60660 60681	<b>Respondent(s):</b>	Little Abington Parish Council, Committee for Abington Housing, Great Abington Parish Council
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.9 hectares: would like to see 35 dwellings on the site;</li> <li>• Great Abington and Little Abington Parish Councils carried out a housing needs survey together in 2011: survey identified local housing need for smaller units, both market and affordable, for those who wish to downsize and those who wish to gain a foot on the housing ladder;</li> </ul> <p>Little Abington Parish Council</p> <ul style="list-style-type: none"> <li>• Unhappy that the Plan concentrates housing development in new communities, extensions to existing communities and larger villages: this leaves Abingtons with minimal growth as there is little opportunity for development within the village framework;</li> <li>• Request amendment to the village framework of Great Abington;</li> <li>• The site is adjacent to allotments: ambition to achieve community ownership of the allotment land and the creation of a community orchard as part of the development.</li> </ul> <p>Committee for Abington Housing</p> <ul style="list-style-type: none"> <li>• Site close to all village amenities;</li> <li>• Believe that the limited scale of development and the extent of local support justifies an exception being made to policies S/6 and S/7 of the Local Plan which seek to street development away from smaller villages like Great and Little Abington.</li> </ul> <p>Great Abington Parish Council</p> <ul style="list-style-type: none"> <li>• Unhappy that the draft Local Plan concentrates all housing developments on new communities, extensions to existing communities and larger villages as this approach leaves the Abingtons with no growth at all particularly as we have little opportunity for any development within the village framework;</li> <li>• Site outside village framework;</li> <li>• Rural exception sites should not be the only way to facilitate development in Group Villages;</li> <li>• Proceeding this site as an exception site with mainly affordable housing and a bare minimum of market housing would result in it not meeting the identified need;</li> <li>• We are keen to have small mixed developments and do not wish to see affordable housing estates created;</li> </ul>			



	<ul style="list-style-type: none"> <li>• Modifying the village framework would appear to be the only way forward;</li> <li>• Would like to see policies that allow for villages like Great Abington to make minor amendments to village frameworks where the resulting development would meet the needs of the community, be of an appropriate size and have the support of residents.</li> </ul>
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	<p>The Parish Councils of Great and Little Abington have promoted three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective being to allow for some natural growth and to allow older households to 'downsize' to smaller properties in the same village.</p> <p>All of the selected sites have been previously considered through the SHLAA process, although in the cases of two sites (Great Abington SHLAA sites 027 and 211) the sites are much smaller than previously proposed, the Little Abington site 028 is for the same site. For all of the sites the SHLAA conclusion was that they were not potentially capable of providing residential development taking account of site factors and constraints including landscape impacts, heritage impacts (for the Bancroft Farm site 028 in Little Abington), and kennel noise for the Linton Road site 027 in Great Abington. Note that the Bancroft Farm site is currently designated as a Protected Village Amenity Area in adopted plans and proposed for designation as Local Green Space in the Proposed Submission Local Plan.</p> <p>The Parish Council did not concur with these conclusions and as an alternative to taking forward a Neighbourhood Plan consulted local people by leaflet between October and December 2013 about whether the sites should or should not be allocated for housing development. 189 completed leaflets were returned as follows:</p> <ul style="list-style-type: none"> <li>• Linton Road site (35 homes) – 72% support for development</li> <li>• High Street/Pampisford Road site (12 homes) – 76% support for development</li> <li>• Bancroft Farm site in Little Abington (6 homes) – 86% support for development.</li> </ul> <p>Background material, scans of the consultation leaflet, the completed leaflets and of the report of consultation can be found <a href="#">here</a>.</p> <p>In the light of this clear evidence of local support for the proposals demonstrated in the consultation, it is proposed that the sites be allocated for housing development to meet local needs, and that development should seek to fulfil the Parish Council aspirations for each site.</p>
<b>Approach in Submission Local Plan</b>	<p><b>Major Modification</b></p> <p>Include in new policy - Parish Council Led Allocations for Residential Development in Villages. (See housing chapter).</p>

<b>Settlement:</b>	Great Shelford (Rural Centre)			
<b>Site Address:</b>	Land at Grange Field, Church Street			
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 120)			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61289	<b>Respondent(s):</b>	Matthew Macan
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• Site is available - can accommodate up to 25 homes;</li> <li>• Site comprises Green Belt and is located within the Great Shelford Conservation Area;</li> <li>• Part of Phase A lies within flood plain, the whole of Phase B is in flood plain;</li> <li>• Good access;</li> <li>• Services and facilities (e.g. bus stop, post office, etc.) within short distance of site;</li> <li>• Alternative 1 comprises of approximately 25 dwellings (Phase A);</li> <li>• Alternative 2 comprises of housing (Phase A) and public open space / recreational land (Phase B) of approximately 1.2 hectares.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	<p>Whole site is allocated for open space (Policy SC/1 (1e)) as an extension to the existing recreation ground at the request of the Parish Council to address local need. The respondent, as landowner, has objected to the allocation of the land for open space.</p> <p>The site falls within an area where development would have some adverse impact on the Green Belt purposes and functions, and would impact on the setting of the Conservation Area and Listed Buildings. Part of Phase A and all of Phase B falls within Flood Zone 2. It is not clear how the site could attain safe highway access. Not suitable for housing. The plan is sound as proposed to be submitted.</p>			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Great Shelford (Rural Centre)		
<b>Site Address:</b>	Land at Granham's Farm		
<b>SHLAA Reference:</b>	145		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60397	<b>Respondent(s):</b> St Johns College
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Council needs to plan for a higher level of housing development than is proposed;</li> <li>• Housing should be directed to Rural Centres and Minor Rural Centres, with particular emphasis on 'necklace' villages which are close to Cambridge with good accessibility to services and facilities;</li> <li>• To not allocate land for development in the village given its Rural Centre status is a failure to maintain the viability and sustainability of the Rural Area;</li> <li>• SHLAA assessment of site considered that development would have a significant adverse impact on the Green Belt, its function, the landscape, the townscape, heritage and archaeology - we consider that these impacts could be mitigated if development is approached in a sensitive way;</li> <li>• Propose that site would be developed for 50 dwellings so that landscaping and areas free from built development could be included to allow for mitigation of the impacts that the Council has identified.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	<p>The southern part of the site is allocated for open space (Policy SC/1 (2h)) at the request of the Parish Council to address local need.</p> <p>The site has been assessed through the SHLAA and SA processes and was rejected. Even with a smaller development it will not be possible to mitigate all the impacts. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.</p>		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Great Shelford (Rural Centre)		
<b>Site Address:</b>	Land at Hinton Way, Great Shelford		
<b>SHLAA Reference:</b>	146		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60396	<b>Respondent(s):</b> St Johns College
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Council needs to plan for a higher level of housing development than is proposed;</li> <li>• Housing should be directed to Rural Centres and Minor Rural Centres, with particular emphasis on 'necklace' villages which are close to Cambridge with good accessibility to services and facilities: to provide appropriate levels of growth at these settlements would maintain their viability and sustainability as rural settlements;</li> <li>• To not allocate land for development in the village given its Rural Centre status is a failure to maintain the viability and sustainability of the Rural Area;</li> <li>• Council considers that the development of the site would have significant adverse impacts on the Green Belt and that it would not be possible to mitigate landscape and townscape impacts: the sensitive development of the site or a reduction in the amount of development would be acceptable within the context of these constraints;</li> <li>• Development would involve a logical and contained extension to the village, which would relate well to the existing built edge;</li> <li>• Propose development of up to 150 dwellings.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. There is a great deal of local opposition to the development of the site. Even with a smaller development it will not be possible to mitigate all the impacts. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Great Shelford (Rural Centre)			
<b>Site Address:</b>	Land at Marfleet Close			
<b>SHLAA Reference:</b>	149			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60398	<b>Respondent(s):</b>	St Johns College
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• The Council needs to plan for a higher level of housing development than is proposed;</li> <li>• Housing should be directed to Rural Centres and Minor Rural Centres, with particular emphasis on 'necklace' villages which are close to Cambridge with good accessibility to services and facilities;</li> <li>• To not allocate land for development in the village given its Rural Centre status is a failure to maintain the viability and sustainability of the Rural Area;</li> <li>• The Council's assessment of the site considers that its development would have a significant adverse impact on the Green Belt - this would not be the case as the site would be a modest extension of the built area of the village, which would relate well to the existing built up area and its function, the landscape, townscape, heritage and archaeology considerations.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Great Shelford (Rural Centre)		
<b>Site Address:</b>	Land east of Hinton Way, north of Mingle Lane, Great Shelford		
<b>SHLAA Reference:</b>	207 (amended)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59739	<b>Respondent(s):</b> Landowners of land off Mingle Lane
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Proposed housing target not sufficient and as such additional sites need to be allocated;</li> <li>No significant constraints to development at the site;</li> <li>Rural Centre status puts Great Shelford in the top tier of the settlement hierarchy and one of the preferred locations for development;</li> <li>Site could accommodate 150+ dwellings and, if developed in conjunction with adjoining paddock, 200+ dwellings;</li> <li>Site benefits from several access points;</li> <li>Main constraints are Green Belt and being within an area identified for landscape improvements;</li> <li>Need for housing and affordable housing represent the very special circumstances that justify the release of land from the Green Belt;</li> <li>Development of site would have no adverse impact on the compactness or setting of Cambridge and would not lead to the merging of villages;</li> <li>Site is not part of wider landscape but is related to the urban area;</li> <li>Development of backland sites is the typical form of development for Great Shelford, so development of site would not be out of character;</li> <li>A concept masterplan is submitted, which includes open space, a central green, retention of existing vegetation and a landscape buffer.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. There is a great deal of local opposition to the development of the site. Even with a smaller development it will not be possible to mitigate all the impacts. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Great Shelford (Rural Centre)		
<b>Site Address:</b>	Land off Cambridge Road		
<b>SHLAA Reference:</b>	005 (Site Option 18 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60627	<b>Respondent(s):</b> Great Shelford Ten Acres Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Rural allocations strategy does not accord with spatial strategy to seek to locate development at the most sustainable settlements;</li> <li>• Does not identify sufficient land to react to any shortfall in housing land supply to provide flexibility throughout the plan period in light of the reliance on strategic scale development;</li> <li>• Plan does not provide a robust position against which to maintain a 5 year supply or include any safeguarding for under delivery;</li> <li>• Strategy relies heavily on sites with a significant lead in time - therefore a mix of rural sites which can deliver throughout the plan period to supplement the strategic sites remains the best approach;</li> <li>• If village frameworks and Green Belt boundaries remain as proposed, windfalls will not be in the most sustainable locations;</li> <li>• Strategy does not allow for development at 2 of 5 Rural Centres, and only a minor amount in a third;</li> <li>• Lack of transparency in Green Belt assessment, which underpins site selection – only reviewed inner boundaries.</li> <li>• Site has characteristics of an infill site because it is completely surrounded by development - no longer “open” in a visual sense;</li> <li>• Development of site would not result in sprawl of Cambridge or the village;</li> <li>• No new ‘development edge’ would be created in the open countryside;</li> <li>• Unquestionably a sustainable settlement - should be considered in advance of the proposed allocations at Melbourn, Gamlingay, Willingham and Comberton.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Support for rejection by Oakington Parish Council.		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 18 I&O 2012). It was not included in the Proposed Submission Local Plan as the site is remote from services and facilities and there are potential noise and lighting issues from the adjacent rugby club, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Great Shelford (Rural Centre)		
<b>Site Address:</b>	Land south of Great Shelford Caravan and Camping Club, Cambridge Road, Great Shelford		
<b>SHLAA Reference:</b>	188		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58793	<b>Respondent(s):</b> Shelford Investments Ltd
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>Proposed housing target not sufficient and as such additional sites need to be allocated;</li> <li>No significant constraints to development at the site;</li> <li>Rural Centre status puts Great Shelford in the top tier of the settlement hierarchy and one of the preferred locations for development;</li> <li>Main constraints are Green Belt and being within an area identified for landscape improvements;</li> <li>Located outside, but adjacent to the Development Framework of Great Shelford;</li> <li>Site has existing access to the highways network, which will need to be upgraded;</li> <li>Site in Green Belt but the need for housing and affordable housing are acknowledged to represent special circumstances that justify the release of land from the Green Belt;</li> <li>Development would have no adverse impact on the compactness or setting of Cambridge and would not lead to the merging of villages;</li> <li>Site can accommodate 60-70 dwellings, with open space.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. There is a great deal of local opposition to the development of the site. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		



<b>Settlement:</b>	Guilden Morden (Group Village)		
<b>Site Address:</b>	Land south of 33 Dubbs Knoll Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 120)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58195	<b>Respondent(s):</b> The Redhouse Trust
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• 0.5 hectares / 1.25 acres: site should be considered for affordable housing;</li> <li>• Overriding need for affordable housing in village: site would support a small quantity of affordable housing which would reflect the size and character of the village and would be acceptable within the infrastructure capacity (existing road frontage along the site);</li> <li>• Terrace of affordable housing opposite the site: a few tasteful affordable houses would be in keeping with those opposite;</li> <li>• Land bordered either side by existing housing, as well as opposite and to the north east;</li> <li>• A small development would not significantly alter the character and appearance of the village and would benefit the village.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Hardwick (Group Village)		
<b>Site Address:</b>	Land off St Neots Road		
<b>SHLAA Reference:</b>	180 (slightly revised boundary)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60291	<b>Respondent(s):</b> Hardwick Housing Consortium
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 8 hectares: proposal for 150 dwellings, including at least 60 affordable;</li> <li>• Land is scrubland and woodland that is under substantial trespass;</li> <li>• Site lies between the main part of the village and the new housing at Meridian Close to the west of the site;</li> <li>• Proposals also includes new access from St Neots Road, with road improvements; creation of local centre – doctor, dentist, old people's homes, day centre and possibly a small shop; additional open space and community woodland; financial contribution to improvement of social and recreational facilities (£150,000- £200,000); provision of footpath/ cycleway systems through the site; extensive landscaping;</li> <li>• Proposals have been discussed on two occasions with Parish Council who generally support as a valuable link bringing two parts of the village together;</li> <li>• Proposed housing and local centre would make the classification of the village a Minor Rural Centre;</li> <li>• Village only scored 3 points for a good bus service into Cambridge, but population will increase to over 3,000 and has a primary school, shops, recreation facilities as well as being a sustainable location for growth.</li> <li>• Proposed 150 dwellings is acceptable in terms of a Minor Rural Centre;</li> <li>• Sustainable location justifies proposed amount of growth.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Harston (Group Village)		
<b>Site Address:</b>	Land to the rear of 98-102 High Street		
<b>SHLAA Reference:</b>	226		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58958 58978	<b>Respondent(s):</b> Brigadier William Hurrell CBE DL
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 2.9 hectares: mixed use development;</li> <li>• Our representation of February 2013 identified an unmet need for affordable housing in the Harston area of in excess of 24 dwellings;</li> <li>• The Sustainability Appraisal fails to take account of evidence submitted in earlier rounds of the Local Plan consultation;</li> <li>• The Visual Appraisal concluded that “carefully considered design would allow this site to be allocated for residential proposes”; “any developments to the rear of the site would not impact upon the listed buildings or their setting”; “the proposed site is not visible from the wider landscape”; “the site does not form part of the Important Countryside Frontage” and “the High Street frontage can be designed to enhance the rural village environment”;</li> <li>• Failure to consider balanced growth within sustainable Growth Villages such as Harston over the Plan period will not meet the true, higher, objectively assessed housing needs of the District;</li> <li>• Tightly constrained policies and development frameworks will directly harm the future sustainability of such villages;</li> <li>• If housing growth is not provided for and encouraged in sustainable Group Villages such as Harston, younger generations will be forced to move out of the area creating an unbalanced demographic of older population and increases in property prices due to shortness of supply;</li> <li>• Rather than protecting villages from inappropriate development the policies create and enforce a restraint that will directly cause the decline of existing sustainable settlements and cohesiveness of communities over the Plan period;</li> <li>• Local Plan policies both directly restrict opportunities for meeting the needs by setting arbitrary development boundaries and size limits and do so in an inflexible manner that cannot adapt to individual circumstances, which will inversely affect the future sustainability of presently sustainable villages;</li> <li>• Suggest removing or increasing development size limits to 30 dwellings for sustainable Group villages.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		

<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Hauxton (Group Village)			
<b>Site Address:</b>	East of A10, south of Church Road, Hauxton			
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 121)			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58427	<b>Respondent(s):</b>	W Garfit
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• 2.66 hectares: proposal for 15-20 large, premium detached houses (6-7 dwellings per hectare) built over 3-5 years;</li> <li>• Small scale allocations at Sawston, Histon, Melbourn, Gamlingay, Willingham and Comberton will cater for the volume housing market but not meet the aspirations of high grade professionals;</li> <li>• Development of Bayer Crop Science site will provide bus service and cycle links to Cambridge and will establish pedestrian and cycle links to the Trumpington Meadows development and the park and ride / guided busway;</li> <li>• Highly sustainable location adjacent to A10;</li> <li>• Land is in the Green Belt but if it was developed behind the existing tree belts the visual openness of the Green Belt would not be compromised;</li> <li>• The present use of the site as a tree nursery is not economically viable;</li> <li>• Envisage access from Church Road.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Histon (Rural Centre)		
<b>Site Address:</b>	Land at Buxhall Farm, Glebe Way		
<b>SHLAA Reference:</b>	133 (Site Option 13 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	63097	<b>Respondent(s):</b> Cambridgeshire County Council
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Site in single ownership, suitable, available, viable and deliverable for residential development;</li> <li>• Not constrained by flood risk, built heritage, highways access or ground contamination;</li> <li>• Junction onto Glebe Way should be acceptable, subject to detailed design;</li> <li>• Existing allocation of 25 dwellings over 20 year plan period is completely inadequate to sustain a vibrant rural community;</li> <li>• Other Rural Centres have experienced / are allocated much higher levels of growth even though Histon has similar if not better sustainability credentials;</li> <li>• Rural Centre - appropriate to accommodate unconstrained growth but lower order settlements have more housing allocated;</li> <li>• Opportunity to expand school provision;</li> <li>• Site has capacity to provide for c.400 homes, however the County Council would be happy to release a smaller portion of land in order to address short to medium term housing needs;</li> <li>• SHLAA identified no constraints to preclude development;</li> <li>• Green Belt - no adverse effects on setting and special character: less impact on purpose and function than other proposed sites.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	3 Support for rejection (including <b>Histon and Impington Parish Council, Oakington and Westwick Parish Council</b> )		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 13 I&O 2012). There was a great deal of local opposition to the development of the site. It was not included in the Proposed Submission Local Plan as there were capacity issues for local primary school education and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Histon (Rural Centre)			
<b>Site Address:</b>	Land off Villa Road			
<b>SHLAA Reference:</b>	227			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60357	<b>Respondent(s):</b>	Copsehill Developments
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Concern over failure of Local Plan to adopt an overall housing requirement which will provide a realistic opportunity to deliver the levels of affordable housing to address the need identified in the SHMA;</li> <li>• Strategy places overreliance on two large sites, with no contingency in the event either does not deliver in the plan period;</li> <li>• Allocation of only 25 dwellings in highly sustainable settlement is disproportionate to its position in the hierarchy and does not provide development to ensure existing facilities are sustained;</li> <li>• Site physically well related to the existing settlement and sustainable location: excellent access to existing facilities and services;</li> <li>• Site capable of accommodating residential development;</li> <li>• Would not impact on the functions or integrity of the Green Belt: site serves no meaningful purpose as Green Belt under the criteria based approach set out at Section 9 of the NPPF;</li> <li>• Site connected to the recently adopted highway;</li> <li>• Drainage solution already established to address flood risk constraints on and off site.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Histon (Rural Centre)		
<b>Site Address:</b>	Land west of 113 Cottenham Road		
<b>SHLAA Reference:</b>	306		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58852	<b>Respondent(s):</b> Mr C Meadows
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Proposed housing target is not sufficient thus additional sites need to be allocated;</li> <li>Too few development opportunities identified in Histon;</li> <li>No significant constraints to the development of the site;</li> <li>SHLAA implies meadow could be developed, in which case the woodland would be retained, overstating the landscape impacts;</li> <li>The need for housing and affordable housing are acknowledged to represent the very special circumstances that justify the release of land from the Green Belt;</li> <li>Development of site would not impact upon compactness or setting of Cambridge and would not lead to merging of villages;</li> <li>Vehicle access possible through demolition of No.113 Cottenham Road;</li> <li>Sustainable location, accessible to the good range of services and facilities in Histon.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment acknowledges that if a smaller site (the meadow) were developed, the landscape impacts would be reduced. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		



<b>Settlement:</b>	Impington (Rural Centre)		
<b>Site Address:</b>	Land north of Impington Lane		
<b>SHLAA Reference:</b>	112 / 114 (Housing Allocation H/1:d Proposed Submission Local Plan)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58658	<b>Respondent(s):</b> WJ Unwin and Messrs Biggs
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Proposed northern boundary of the H/1:d site, and also the proposed Development Framework and Green Belt boundary, are illogical due to there being no defined or physical boundary on the ground;</li> <li>Green Belt boundary not in accordance with NPPF (para 85);</li> <li>Given Rural Centre status, it is considered that the release of Green Belt land as currently proposed to accommodate just 25 dwellings is inappropriate, unjustified and is not effective in one of the most sustainable villages;</li> <li>Proposed amendment to the northern boundary will respect and retain the local character and distinctiveness of the local landscape.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	<p>The site has been assessed through the SHLAA and SA processes and a smaller site was consulted upon as a Site Option (Site Options 14 and 15 I&amp;O 2012). This smaller site was subsequently allocated in the Proposed Submission Local Plan. The site will create a new defensible boundary to the Green Belt, whilst the existing vegetation will further help to reduce the impacts of the site.</p> <p>A larger development area would have greater impact on Green Belt purposes, heritage assets and local townscape and landscape and part would be at risk of flooding. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.</p>		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Impington (Rural Centre)			
<b>Site Address:</b>	Mill Lane			
<b>SHLAA Reference:</b>	053 (part of)			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60092	<b>Respondent(s):</b>	P S Hunter
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• Logical idea to square off the boundary (as indicated);</li> <li>• Ambrose Way is a ready-made entrance;</li> <li>• Infrastructure in place already;</li> <li>• Would make a worthwhile contribution to the need for extra housing close to the guided bus way and Cambridge;</li> <li>• Site equally as suitable as site allocation H/1:d.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Linton (Minor Rural Centre)		
<b>Site Address:</b>	Land adjacent to Paynes Meadow		
<b>SHLAA Reference:</b>	276		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58807	<b>Respondent(s):</b> The Fairey Family
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>Proposed housing target is not sufficient: a higher housing target would mean that additional sites need to be allocated;</li> <li>The site was assessed as part of SHLAA however that assessment was based on current policy and did not take into account future development needs for housing and affordable housing in Linton;</li> <li>SHLAA and Sustainability Appraisal identified no significant constraints to development;</li> <li>Site is suitable for approximately 20 dwellings;</li> <li>Site is well related to the existing development in the village and represents a logical extension to the development framework of Linton;</li> <li>Site can be accessed via Paynes Meadow and existing footpath to the east provides easy access to the centre of Linton;</li> <li>Village contains a good range of services and facilities and represents a sustainable location for development;</li> <li>SHLAA assessment of the site contains some inaccuracies: <ul style="list-style-type: none"> <li>The site is not part of a large arable field: it is enclosed by mature hedge boundaries on three sides, making it separate from the neighbouring open land;</li> <li>The site sits in a valley/ dip meaning that development would be screened;</li> <li>The highways concerns about then impact on the A1307 would apply to all the sites around Linton: the one potential difference with this site is that some traffic is likely to head northwards rather than through Linton and onto the A1307;</li> </ul> </li> <li>It is inconsistent to unnecessarily constrain development in such villages;</li> <li>Transport Assessment concludes that the site is appropriate for residential development, having a means of access, suitably located for non-car modes of travel, and not having a significant impact on a junction which is recognised as having capacity and operational limitations.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Linton (Minor Rural Centre)		
<b>Site Address:</b>	Land east of Station Road		
<b>SHLAA Reference:</b>	152 (part of) (Part of Site Option 29 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60605	<b>Respondent(s):</b> The Planning Law Practice
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Sustainable location appropriate for residential development;</li> <li>• SHLAA concluded that 'this site is not considered to have any barriers in terms of development viability alone to restrict it coming forward within the next 5 years' and it is a 'site with development potential';</li> <li>• Of the 14 Linton sites considered in the SHLAA assessment, this site was the only one considered to have sustainable development potential: therefore site 152 provides the only location for further residential development in Linton with the exception of small windfall sites, none of which will make a substantial contribution to housing growth;</li> <li>• Site lies within Special Policy Area because of what is regarded by Council as 'segregation from the main part of the village' but it can access the village's facilities in a safe and sustainable manner;</li> <li>• Site could be developed in conjunction with the adjoining land (the old Station House and discussed railway line) if appropriate;</li> <li>• Site currently occupied by a number of commercial properties of varying sizes which provide employment for approximately 10 people;</li> <li>• Site accessed from Cambridge Road via Station Road, but also has a substantial frontage to Cambridge Road;</li> <li>• SHLAA assessment concluded that site could be developed without adversely affecting the Grade II listed Woodville Cottage;</li> <li>• Land to west of Station Road is occupied by a more modern commercial and industrial estate: the proximity of the site to this employment base gives it an advantage in sustainability terms;</li> <li>• SCDC approved development of 18 affordable dwellings on the Old Police Station site immediately adjacent to this proposed site earlier this year: the council must have been satisfied that it was a sustainable form of development. The decision therefore confirms that the basis on which the District Council seeks to maintain the Linton Special Policy Area designation is seriously flawed;</li> <li>• Site lies outside the Green Belt, comprises previously developed land; does not include the best agricultural land; does not include any ecologically protected sites; and is not within an area where residential development would be precluded on the grounds of flood or groundwater impact;</li> <li>• Will lead to loss of employment buildings, but SHLAA recognised the site as being close to a range of employment opportunities;</li> <li>• Local Plan should be amended by removing the Linton Special Policy designation which serves no useful planning purpose.</li> </ul>		

<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 29 I&O 2012). It was not included in the Proposed Submission Local Plan due to the segregation of the site from the main part of the village and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Linton (Minor Rural Centre)		
<b>Site Address:</b>	Land to east of Linton		
<b>SHLAA Reference:</b>	318 (Part - SHLAA site closest to the development areas)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58962	<b>Respondent(s):</b> Pembroke College and the Balaam Family
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Issues and Options Stage 1 review of the SHLAA found: <ul style="list-style-type: none"> <li>- Site is not within Green Belt;</li> <li>- Most of the site (promoted for development) is Flood Zone 1;</li> <li>- Some capacity at the health centre;</li> <li>- Adverse effect on Linton Conservation Area, townscape and landscape;</li> <li>- Adverse effect on Listed Building setting;</li> <li>- Concern on the ability to deliver a development compliant with planning policy;</li> </ul> </li> <li>• The above assessment also found that issues regarding the following could be addressed/ mitigated: archaeology; public rights of way; biodiversity features; noises issues (A1307); utility provision; school places; and highway works;</li> <li>• Submission as part of Issues and Options 1 consultation found no technical reason why residential development could not be successfully delivered;</li> <li>• Further information submitted as part of the Issues and Options 2 consultation – supporting letters by landowners, planning statement and landscape and heritage statement;</li> <li>• The submissions made have been considered and evidenced pieces of work: the comments of SCDC by comparison are not supported by detailed justification and make blanket statements on the development;</li> <li>• Outcome of the landscape and heritage appraisal has shaped the proposal: development area limited to a smaller area in response to the landscape and heritage sensitivity;</li> <li>• There is more modern development that sits between the development site and the historic core and the nearby listed buildings;</li> <li>• The Landscape and Heritage Assessment submitted should be given more weight than the assessment undertaken by SCDC;</li> <li>• There is no evidence presented by SCDC to demonstrate that the development cannot be delivered in a manner that complies with planning policy;</li> <li>• SCDC suggestion that the development is economically unviable is not evidenced;</li> <li>• The highway work finds a solution for the Horseheath Road and Barton Road junction on land in the control of the site promoter/ Highways Authority: this would bring considerable benefits to road users and the Linton community;</li> <li>• Object to the limited amount of development allocated to the villages: villages can make a valid and important contribution to housing supply and meeting local needs.</li> </ul>		

<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	Although a smaller site, it is similar to that assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Little Abington (Group Village)		
<b>Site Address:</b>	Bancroft Farm		
<b>SHLAA Reference:</b>	028 (south west corner only) (Site on Little Abington SHLAA map)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60661 60681	<b>Respondent(s):</b> Committee for Abington Housing, Great Abington Parish Council
	<p><i>Key reasons for objection</i></p> <p>Committee for Abington Housing</p> <ul style="list-style-type: none"> <li>• 0.4 hectares: would like to see around 6 houses built on this site;</li> <li>• Site should be allocated for residential development to meet local housing needs;</li> <li>• The site is within the village framework: it is the smallest of the three sites put forward (others are SHLAA sites 211 and 027); the most sensitive; and on its own it would not meet the identified need;</li> <li>• Our housing needs survey identified the need for affordable housing and also a significant number of well-designed smaller properties suitable for those who wish to downsize;</li> <li>• The limited scale of development and the extent of local support justifies an exception being made to policies S/6 and S/7 of the Local Plan which seek to steer development away from smaller villages like Great and Little Abington.</li> </ul> <p>Great Abington Parish Council:</p> <ul style="list-style-type: none"> <li>• Great Abington and Little Abington Parish Councils carried out a housing needs survey together in 2011: survey identified local housing need for smaller units, both market and affordable, for those who wish to downsize and those who wish to gain a foot on the housing ladder;</li> <li>• Unhappy that the draft Local Plan concentrates all housing developments on new communities, extensions to existing communities and larger villages as this approach leaves the Abingtons with no growth at all particularly as we have little opportunity for any development within the village framework;</li> <li>• Site within the Little Abington village framework;</li> <li>• Recognise and support Policy H/10 Rural Exception Sites, but this should not be the only way to facilitate development in a Group village;</li> <li>• Site shown on the Proposed Submissions Policies Map as being a Local Green Space (Policy NH/12): this is a wrong designation of this brownfield site and should only apply to the open field to the east of it.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		



<p><b>Assessment</b></p>	<p>The Parish Councils of Great and Little Abington have promoted three small scale housing developments to meet identified local housing needs, primarily for market housing but also including some affordable homes. The objective being to allow for some natural growth and to allow older households to 'downsize' to smaller properties in the same village.</p> <p>All of the selected sites have been previously considered through the SHLAA process, although in the cases of two sites (Great Abington SHLAA sites 027 and 211) the sites are much smaller than previously proposed, the Little Abington site 028 is for the same site. For all of the sites the SHLAA conclusion was that they were not potentially capable of providing residential development taking account of site factors and constraints including landscape impacts, heritage impacts (for the Bancroft Farm site 028 in Little Abington), and kennel noise for the Linton Road site 027 in Great Abington. Note that the Bancroft Farm site is currently designated as a Protected Village Amenity Area in adopted plans and proposed for designation as Local Green Space in the Proposed Submission Local Plan.</p> <p>The Parish Council did not concur with these conclusions and as an alternative to taking forward a Neighbourhood Plan consulted local people by leaflet between October and December 2013 about whether the sites should or should not be allocated for housing development. 189 completed leaflets were returned as follows:</p> <ul style="list-style-type: none"> <li>• Linton Road site (35 homes) – 72% support for development</li> <li>• High Street/Pampisford Road site (12 homes) – 76% support for development</li> <li>• Bancroft Farm site in Little Abington (6 homes) – 86% support for development.</li> </ul> <p>Background material, scans of the consultation leaflet, the completed leaflets and of the report of consultation can be found <a href="#">here</a>.</p> <p>In the light of this clear evidence of local support for the proposals demonstrated in the consultation, it is proposed that the sites be allocated for housing development to meet local needs, and that development should seek to fulfil the Parish Council aspirations for each site.</p>
<p><b>Approach in Submission Local Plan</b></p>	<p><b>Major Modification</b></p> <p>Include in new policy - Parish Council Led Allocations for Residential Development in Villages. (See housing chapter).</p>

<b>Settlement:</b>	Little Gransden (Infill Village)		
<b>Site Address:</b>	West of Primrose Walk		
<b>SHLAA Reference:</b>	N/A (Development Framework Option PC7 I&O2 2013) (see Site Map on Page 121)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58709	<b>Respondent(s):</b> Mr Peter Johnson
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.33 hectares: the potential for six dwellings is considered appropriate to form an extension of the frontage development which currently exists along Primrose Walk;</li> <li>• Discussions have been held with the Parish Council, who consulted on a number of sites;</li> <li>• The Site constitutes previously developed land having been utilised by the Canadian Air Force during World War II: there are a number of concrete bases/foundations still in existence on the site;</li> <li>• Site currently overgrown and unmanaged, and has therefore been used as a refuse dumping ground;</li> <li>• The proposal for residential development on the land will deliver necessary environmental improvements in Primrose Walk;</li> <li>• The proposal for six dwellings conforms with Policy S/11 on Infill Villages, in particular, Criterion C enables not more than about eight dwellings to be permitted where this would lead to sustainable recycling of a brown field site and bringing positive overall benefits to the village;</li> <li>• Parish Council has had discussions with SCDC, but to date the Parish Council's need to plan limited development has not been entertained by SCDC;</li> <li>• Principles of Localism require District Councils to take account of Parish Council's needs within a Local Plan.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	<p>Proposal for a Development Framework boundary change forward by Little Gransden Parish Council and consulted upon (Option PC7 I&amp;O2 2013) but did not have demonstrable support from a majority of local residents. Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.</p>		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Longstanton (Group Village)		
<b>Site Address:</b>	Land west of Over Road and land east of B1050		
<b>SHLAA Reference:</b>	244 and 246		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61458	<b>Respondent(s):</b> Mr P Stroude
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 10.6 hectares;</li> <li>- Land west of Over Road: area of 4.18 hectares, seek allocation for up to 130 dwellings. Indicative masterplan proposes 126 dwellings at a density of 30 dph (50 x 1 &amp; 2 beds; 38 x 3 beds; 38 x 4 &amp; 5 beds) including 50 affordable dwellings (40%), open space, landscaping, SUDs, new cycle and vehicle access to Over Road, to be delivered 2014-2018.</li> <li>• Land East of B1040 is already allocated for a business park, with reserve matters granted we promote it for residential development, along with land west of Over Road;</li> <li>• Sites are of medium scale and as confirmed within the SHLAA assessment are not constrained for development;</li> <li>• We have undertaken survey work and can demonstrate the site is deliverable and not constrained;</li> <li>• The wider site was granted permission in 2000 for a bypass, 500 dwellings and a 6.3ha business park</li> <li>• Land we seek allocation was excluded and remained in agricultural and residential use (5 dwellings);</li> <li>• Business Park has not yet been delivered owing to low demand for the types of units permitted and wider market pressures;</li> <li>• It is considered that in reality Northstowe is simply an extension of Longstanton and Oakington rather than a new town: accordingly we consider it reasonable to consider Longstanton to be similarly as sustainable as Northstowe is agreed to be by the Council. To consider the situation otherwise would be illogical;</li> <li>• Proposed development is considered to be a logical extension to the Home Farm development and a sustainable location;</li> <li>• The site lies within the natural defensible boundary of the B1050 bypass and would be thus well related to existing residential development, public and private transport links, and improve the viability of existing facilities within the village;</li> <li>• The site is divorced from other parts of the farm: the land is redundant and no longer in functional agricultural use;</li> <li>• The size of housing provision set out within this application would not be such that it would materially harm the strategy of the Council of concentrating housing delivery within a small number of very large housing allocations;</li> <li>• Proposed development of up to 130 dwellings is equivalent to 2.4% of the unadjusted total 5 year housing delivery target;</li> <li>• The proposed development would lie outside but adjacent to the current village framework: material considerations are such that planning permission should be granted for the proposed development;</li> </ul>		

	<ul style="list-style-type: none"> <li>• Eventually Northstowe will become the major settlement in the District: the sustainability of the settlement has therefore increased immeasurably;</li> <li>• The plan continues the ill-fated strategy of the past two plans of developing in very large allocations leaving only very small allocations for the rest of a very large rural district: the result has been the failure to hit a housing delivery target on every year bar one since 1999;</li> <li>• Sites such as 244 and 246 would be entirely sustainable in nature and crucially provide additional sites of a different type and size which the plan so clearly needs to be considered robust.</li> </ul>
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Melbourn (Minor Rural Centre)		
<b>Site Address:</b>	Land to the east of New Road		
<b>SHLAA Reference:</b>	320 (Site Option H7 I&O2 2013)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59661	<b>Respondent(s):</b> Endurance Estates Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Technical site assessment found site capable of a development of around 220 dwellings, while respecting the landscape setting, local infrastructure and other planning considerations;</li> <li>• Site Option H7 attracted a lot of objections at the Issues and Options: Part 2 stage: a significant number of these related to the adverse impact on facilities, services and infrastructure. In light of the comments additional scrutiny of the impact on the infrastructure has been undertaken – drainage and highway impact would be acceptable and utilities are available;</li> <li>• New development can bring investment and opportunity for an array of enhancement works;</li> <li>• Proposed development at this site could assist with ambition of Orchard Surgery to expand their premises, by making a contribution to the funding of the project by way of planning obligation agreement or by making land available as part of the development proposals;</li> <li>• Site promoter is keen to advance development in a manner that helps address local problems;</li> <li>• Melbourn is a Minor Rural Centre with a noted array of services and facilities: development of an appropriate scale can help support and improve these facilities;</li> <li>• Appropriate scale development at Melbourn will create an effective Plan, rather than the likely ineffectiveness of the current Local Plan intentions to rely heavily on only a few large scale allocations that will not address local needs.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	213 Supports for Rejection, and 6 object to rejection of Land to East of New Road Melbourn (SHLAA site 320)		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option H7 I&O2 2013). It was not included in the Proposed Submission Local Plan due to the impact on the landscape setting and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Oakington (Group Village)		
<b>Site Address:</b>	Oakington Tomato Farm, Dry Drayton Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 122)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60237	<b>Respondent(s):</b> Mr & Mrs CPA Tirrell
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 5.26 hectare site: proposed development of a mixed use development of around 100+ dwellings in 3.5 hectares as per density policy H7, to include a sheltered assisted living scheme for local people. A small rural type B1 light industrial unit complex in around 0.5 hectares. Remaining parts of the site (in floodplain) proposed uses as green space and play areas of around 1.26 hectares;</li> <li>• Large part of site covered by greenhouses and poly tunnels in horticultural use, 26 caravans used as temporary accommodation for seasonal workers and 2 properties tied to the land;</li> <li>• Highly sustainable location adjoining the village of Oakington;</li> <li>• Vehicular access to site is excellent;</li> <li>• Sustainable location: range of businesses and local services are within easy walking distance;</li> <li>• Unprotected rural land outside the greenbelt: bordered by sporadic development of two garden centres and a pet shop;</li> <li>• S106 could be used to provide the existing school with a new classroom;</li> <li>• Owners of site have agreed to make it available for development immediately after gaining full planning consent;</li> <li>• In recent years the horticultural business operating on the site has not been profitable: owners have decided to re-invest in and diversify their other sites in the locality;</li> <li>• Annual Monitoring Report admits that the Council cannot demonstrate a five year land supply of housing sites: housing development is needed on this site to assist the Council's housing land supply position;</li> <li>• To group future housing allocations around larger population centres is flawed; there are sites adjacent to smaller settlements which are sustainable and allow growth of villages where there is clearly a demand and that meet NPPF criteria to contribute to community life.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Orwell (Group Village)		
<b>Site Address:</b>	Land adjacent to Petersfield Primary School, off Hurdleditch Road		
<b>SHLAA Reference:</b>	020		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	62193	<b>Respondent(s):</b> KB Tebbit Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 3.14 hectares: SHLAA assessment stated promoter's proposal as 35-55 residential development incorporating a mixture of dwelling sizes, tenures and open space (potentially providing expansion of adjacent recreation ground). First dwellings could be completed 2011-2016. SHLAA identified site capacity as 71 dwellings, 30 dph;</li> <li>• Whilst we accept that planned growth should include some urban extensions and potentially some new settlements, we are concerned about the extent that the Council is focussing their strategy on these principal locations: this is a high risk strategy and in the event that schemes do not deliver as expected, the Local Authority will be exposed to speculative application in unplanned locations;</li> <li>• Additional allocations in Rural Centres, Minor Rural Centres and Group Villages will ensure a good land supply, offering suites of a variety of sizes and types;</li> <li>• Group Villages perform important services within a network of settlements which has not adequately been taken into account;</li> <li>• Orwell benefits from a range of services and has good access to a wide range of services in the locality;</li> <li>• SHLAA shows site performs better than some proposed allocations;</li> <li>• Site analysis undertaken through the SHLAA confirms that there are no barriers to delivery of the site; there is adequate infrastructure capacity available to service the development; and any local visual impacts can be mitigated through a well-planned scheme;</li> <li>• SHLAA assessment identified: <ul style="list-style-type: none"> <li>- Site not within the Green Belt;</li> <li>- Approximately 0.7 hectares of the site is within flood zone 3: this land will be used for open space;</li> <li>- Site adjacent to an existing MUGA: likely to be moderate to major significant noise related issues;</li> <li>- Development would extend the village into open countryside: it would have an adverse effect on the landscape setting of Orwell, but this impact could be mitigated over time by hedgerows or tree belts;</li> <li>- No known ownership constraints: site available immediately;</li> <li>- Site has not been marketed: no known developer interest.</li> </ul> </li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		

<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change



<b>Settlement:</b>	Over (Group Village)		
<b>Site Address:</b>	Land at Mill Road		
<b>SHLAA Reference:</b>	127		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61914	<b>Respondent(s):</b> Bloor Homes Eastern
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.6 hectares: site promoted through SHLAA process for 40-50 dwellings;</li> <li>• Limited allocations in villages fails to provide a realistic supply of sites and also fails to ensure that the existing and future needs of the rural area will be met;</li> <li>• Council has failed to appropriately assess the development potential of the rural area by focusing on individual settlements and not understanding the important interrelationships between settlements;</li> <li>• Council focused too much on public transport accessibility and not allowing for special consideration recommended by NPPF para 34;</li> <li>• Site located immediately adjacent to residential properties within the village framework on three sides;</li> <li>• Site not allocated or subject to any site specific designations;</li> <li>• The site is Flood Zone 1 and greenfield;</li> <li>• The site is within walking distance of existing facilities, including primary school, GP, community hall, public house, open space and well served by public transport including services to Swavesey with a secondary school and other local facilities, and guided busway;</li> <li>• Site forms a natural extension to the village;</li> <li>• SHLAA assessment comments that appropriate mitigation can be used to address designation, constraints and infrastructure issues, and concludes site is suitable, available and achievable;</li> <li>• Viability assessment concludes that the site is likely to be unviable and unappealing to a developer: this latter point is disputed by client who is a developer and is interested in developing the site;</li> <li>• Only site in the village to be identified as having limited development potential in SHLAA: it is unclear how this conclusion is reached;</li> <li>• Site in single ownership and available for development now: can be delivered within the 5 year period and is therefore especially appropriate in light of the fact that a large amount of the proposed supply is tied up in strategic sites that have historically been slow to deliver.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		

<b>Approach in Submission Local Plan</b>	No change
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<b>Settlement:</b>	Over (Group Village)		
<b>Site Address:</b>	Land fronting to both New Road and Station Road		
<b>SHLAA Reference:</b>	121		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60364	<b>Respondent(s):</b> Mr Ralph Freeman, Roger Stephen Covell, Trustees of the Mr William Bavin Deceased Statutory Trusts of Intestacy
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 2.14 hectares;</li> <li>• Site ideal for residential development, and should be allocated;</li> <li>• Site not at risk from flooding;</li> <li>• Hedge along both the greater part of the New Road frontage and the Station Road frontage would be retained;</li> <li>• Site could be brought forward quickly;</li> <li>• Residential development could include affordable and/or social housing and/or homes for life;</li> <li>• Site within walking distance of a guided bus stop / short journey of many services and facilities;</li> <li>• Development of site is a natural extension of the existing housing on the north side of New Road;</li> <li>• Site cannot be said to be on the edge of the village since it is implicit in that expression that only undeveloped land lies beyond;</li> <li>• Sympathetic and carefully designed housing development would not have any negative impact so far as landscape character and townscape character are concerned;</li> <li>• Site has direct access onto New Road and Station Road;</li> <li>• Overhead electricity lines crossing the site presumably could be diverted, if required;</li> <li>• If only one of the two sites 121 and 127 were to be put forward for further consideration it should be site 121;</li> <li>• Greenfield site;</li> <li>• Effectively in single ownership (legal estate is vested in professional trustees);</li> <li>• Development in the short term is realistic;</li> <li>• With regard to the SHLAA proforma - it might be possible to sound-deaden the noise arising from the skateboard park and use of tinted glass would lessen the impact of floodlighting;</li> <li>• Development would not have a significant adverse effect on the landscape and townscape setting of Over, but rather square up and complete the development of this part of the village.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		

<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Over (Group Village)		
<b>Site Address:</b>	Land north of New Road		
<b>SHLAA Reference:</b>	182		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60136	<b>Respondent(s):</b> The Ginn Trustees
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Total site area of 2.9 hectares: it is proposed that the southern part of the land should be allocated for up to 30 dwellings, coupled with the transfer of approximately 1.2 hectares of land for extension to the existing playing fields;</li> <li>• Object to allocation of the land for playing fields: other land adjoining the existing playing fields should be used instead. It is unreasonable, yet again to seek all additional open space land from our client;</li> <li>• Client does not object to an allocation of perhaps half the land for open space;</li> <li>• Site has been allocated for open space for many years without any proposals being made by the District or Parish Council: the opportunity now exists for a resolution of this matter in everybody's interest;</li> <li>• Given the land previously compulsory purchased for playing fields we do not consider there any need for a further 2.19 hectares;</li> <li>• Given the change in designation of Swavesey to a minor service centre, this equally should apply to Over given its extent of services, including shopping and leisure facilities, and Swavesey Village College and guided bus are a short distance away.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Papworth Everard (Minor Rural Centre)		
<b>Site Address:</b>	Land at The Ridgeway		
<b>SHLAA Reference:</b>	321		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58828	<b>Respondent(s):</b> Davidson & Sons (Great Barford) Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Total site area of 11.12 hectares with development area of 6.15 hectares: could provide approximately 215 dwellings at a density of 35 dwellings per hectare;</li> <li>• Proposed housing target is not sufficient: higher housing target would mean that additional sites are needed;</li> <li>• No significant constraints to the development of the site;</li> <li>• Site would provide a modest extension to the existing village;</li> <li>• Principal concepts of proposed master plan include: <ul style="list-style-type: none"> <li>- Create a development which forms a considerate transition between the existing built form and the surrounding agricultural landscape;</li> <li>- 10 metre tree buffer along the northern and eastern boundaries to provide a visual screen;</li> <li>- Substantial green infrastructure links connect with existing public footpaths off Old Pinewood Way;</li> <li>- Avoiding situating the development along the highest peaks of the site;</li> <li>- 1.5 hectares of allotments in the northeast corner of site to assist in the transition from the built up area to the countryside;</li> </ul> </li> <li>• Development would provide 2.98 ha of open space: this more than exceeds the 0.6 ha which would be required as per the open space standards in Policy SF/11 of the Development Control Policies DPD;</li> <li>• Landscape and Visual Impact Appraisal concludes that development of the site would not have a material impact on the character of the adjoining area or the visual amenity;</li> <li>• The Initial Transport Appraisal concludes that site access to serve the level of development is fully achievable;</li> <li>• SHLAA assessment of site ignored supporting documents provided: the findings of the SHLAA are flawed and not justified, the site would satisfy all of the site selection criteria;</li> <li>• Site was rejected because of site factors and constraints: we disagree with the Council's assessment because: <ul style="list-style-type: none"> <li>- Heritage, archaeology, air quality, flooding, noise and utilities were not identified as constraints to development;</li> <li>- Further investigation into achieving additional school places, a detailed Phase 1 Habitat Survey, and an assessment of agricultural land will be required;</li> </ul> </li> </ul>		

	<ul style="list-style-type: none"> <li>• CSa Environmental commented on the Council's assessment of landscape and townscape impacts: it is alleged that the scheme would give rise to a harsh edge to the village. 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;</li> <li>• Original linear form of village expanded post war;</li> <li>• Development at Papworth Everard will have a dispersed impact on all the approach roads within the area;</li> <li>• Site is suitable location, deliverable, and could make a contribution to the local housing and affordable housing need;</li> <li>• Plan runs until 2031 so any current concerns about economic viability should not be a factor in planning for a twenty year period;</li> <li>• To meet the scale of housing and affordable housing needs a range of sites must be identified - strategic allocations and smaller sites within and adjacent to sustainable villages;</li> <li>• Site should be allocated, with associated amendments to the development framework boundary.</li> </ul>
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Sawston (Rural Centre)		
<b>Site Address:</b>	Land between 66 and 68 Common Lane		
<b>SHLAA Reference:</b>	023 (Site Option 12 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	57543	<b>Respondent(s):</b> Mr Edward Bysouth and Mrs Maureen Bysouth
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Objectors claim site in Flood Zone 2 - historical flooding was from the Rover Cam, ¼ mile west which we understand has been fitted with valves to prevent flooding;</li> <li>• Bypass (A1301) has been built on a bank forming a flood barrier between the river and Sawston;</li> <li>• Entire field is raised, with sand and gravel soil assisting drainage;</li> <li>• No flooding throughout 2012 (when there was heavy and constant rainfall);</li> <li>• Northern boundary has a drainage ditch about 1.5m deep.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 12 I&O 2012). There was local opposition to the development of the site. It was not included in the Proposed Submission Local Plan as there were other sites available which have less flood risk and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		



<b>Settlement:</b>	Sawston (Rural Centre)		
<b>Site Address:</b>	Land north of White Field Way and Spicers Estate		
<b>SHLAA Reference:</b>	311 (Site Option H4 I&O2 2013)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58832, 63237	<b>Respondent(s):</b> Spicers Ltd, Wrenbridge Land
	<p><i>Key reasons for objection</i></p> <p>Spicers Ltd</p> <ul style="list-style-type: none"> <li>• Object to the number and nature of proposed allocations within the more sustainable villages: over reliance on strategic sites;</li> <li>• Council currently only providing a 5% buffer on top of the currently assessed housing need: a 20% buffer of housing land which is available and deliverable over the next five years should be allocated in sustainable villages, including this site;</li> <li>• Site in Green Belt, outside the Village Development Framework;</li> <li>• Site is not within a floodplain, not subject to any environmental designations and well being enclosed on three sides;</li> <li>• Sawston sits at the top of the village hierarchy;</li> <li>• Additional development would continue to strengthen the vitality and viability of the village and provide much needed market and affordable housing;</li> <li>• The range and type of allocations currently proposed does not provide the necessary flexibility to ensure a reliable supply of housing land capable of meeting the needs over the next 5 years;</li> <li>• Current approach does not address existing shortfall - immediately available sites in most sustainable villages should be allocated;</li> <li>• Sites allocated in Sawston are larger, with complications, and will not be delivered for some time - site is vacant, available and deliverable;</li> <li>• Site Option was 'Green' in Issues and Options 2;</li> <li>• Access option from the western field, through the existing tree belt;</li> <li>• Assertion it would create a 'promontory' of back-land development is opposed.</li> </ul> <p>Wrenbridge Land</p> <ul style="list-style-type: none"> <li>• The land will provide further opportunities for business-led mixed use development within the District, enabled by residential development;</li> <li>• Site would require a new principal access across the railway line to enable the site to realise its full potential.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		

<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option H4 I&O2 2013). There was local opposition to the development of the site. It was not included in the Proposed Submission Local Plan on the grounds of poor and adverse landscape impacts, and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Sawston (Rural Centre)		
<b>Site Address:</b>	Land rear of 41 Mill Lane		
<b>SHLAA Reference:</b>	116 (Site Option 11 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60019	<b>Respondent(s):</b> The Mitcham Partnership
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>Proposed housing target is not sufficient - higher housing target would mean additional sites are needed;</li> <li>No significant constraints to the development of the site;</li> <li>Site previously rejected due to flood risk but a Flood Risk Assessment has been prepared and it would be possible to address flood risk at the site;</li> <li>The land to the rear of Mill Lane should have been considered ahead of the three large sites in Sawston, the redevelopment of an employment site and two Green Belt sites;</li> <li>No constraints that cannot be resolved through mitigation measures or careful design and layout;</li> <li>Site could accommodate approximately 116 dwellings;</li> <li>Sawston is in the top tier of the settlement hierarchy, a Rural Centre with good range of services and facilities;</li> <li>Site is viable.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 11 I&O 2012). There was local opposition to the development of the site. It was not included in the Proposed Submission Local Plan as there were other sites available which have less flood risk and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Sawston (Rural Centre)		
<b>Site Address:</b>	Mill Lane		
<b>SHLAA Reference:</b>	230 (Site Option 10 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59943	<b>Respondent(s):</b> Moatside Properties
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Development of site would have limited impact upon the landscape setting;</li> <li>• Site close to local services and facilities;</li> <li>• Flood Risk Assessment (FRA) has been prepared and submitted to the Environment Agency (EA) who approved it: FRA confirms that flooding and drainage are not significant enough issues to restrict the development of the site. EA have confirmed that they would not object to residential development of the site, subject to conditions;</li> <li>• Sawston is a Rural Centre with significant number of services and facilities and good public transport links to Cambridge;</li> <li>• Site not within Green Belt;</li> <li>• Site available now: a considerable proportion of the proposed allocation in the rural areas are on previously developed land and this land is not immediately deliverable;</li> <li>• The Council has under delivered in the past so a 20% buffer should be included;</li> <li>• Provision of 860 dwellings in the villages is not enough and will not meet the demands for housing in rural area over the next 20 years;</li> <li>• Dependence on the provision of large sites could result in the Council being in the same position as they have recently in that they have not been able to demonstrate a 5 year supply because of the failure of strategic sites coming forward in the required timescale.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 10 I&O 2012). There was local opposition to the development of the site. It was not included in the Proposed Submission Local Plan as there were other sites available which have less flood risk and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Swavesey (Minor Rural Centre)			
<b>Site Address:</b>	Driftwood Farm			
<b>SHLAA Reference:</b>	250			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60665	<b>Respondent(s):</b>	Mrs V Smart
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Site area 1.73 hectares, propose low density development of 10 dwellings;</li> <li>• Council needs to plan for an additional 2,500 dwellings over the plan period;</li> <li>• To protect the viability of the most sustainable villages, these additional dwellings should be mainly directed to Rural Centres and Minor Rural Centres;</li> <li>• Allocation of site for a small development of low density homes would provide an appropriate level of growth to maintain viability and sustainability of Swavesey as a Minor Rural Centre;</li> <li>• The development strategy and allocations proposed by the Council provides no realistic opportunity for development at Swavesey despite its Minor Rural Centre status;</li> <li>• Site currently comprises a mixed use of dwelling, general industrial and open storage on the edge of the village: the Council's assessment carried out fails to acknowledge that the current uses of the site are lawful;</li> <li>• Council's assessment of the site considers that there are issues with developing the site: site is promoted for 10 low density dwellings but site capacity noted as 47;</li> <li>• Our proposal for no more than 10 units would leave ample space around the areas of sensitivity adjacent to the SAM;</li> <li>• A sensitively designed scheme would have significant benefits, particularly in terms of appearance compared to the current use;</li> <li>• Mention is made that the site is mostly agricultural yet the Council acknowledges that no agriculture had taken place at the premises allowing the agricultural occupancy condition to be removed;</li> <li>• Concerns raised included the fact that the increase in traffic associated with the development would need to be accommodated and that Hale Road was not adequate enough: in earlier representations we provided detailed transport advice and this demonstrated that the proposed development of 10 units was likely to have less of an impact than the existing lawful use. Despite this concern about increasing the amount of traffic on Hale Road, there has been a significant amount of development along Hale Road (retailing and wedding receptions and the creation of allotments).</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			

<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

<b>Settlement:</b>	Swavesey (Minor Rural Centre)		
<b>Site Address:</b>	Land abutting Fen Drayton Road		
<b>SHLAA Reference:</b>	065		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61913	<b>Respondent(s):</b> Bloor Homes Eastern
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 7.2 hectares, 80 dwellings (site promoted through SHLAA for 50-75 units, with the unconstrained yield identified as 162 units);</li> <li>• Object to limited allocations in villages: fails to provide a realistic supply of sites and also fails to ensure that the existing and future needs of the rural area will be met;</li> <li>• Council failed to understand the important interrelationship that exists between settlements – especially for service provision;</li> <li>• Council has narrowly applied the definition of sustainability by focussing too much on public transport accessibility;</li> <li>• Site centrally located and immediately adjacent to the Village College and existing residential properties;</li> <li>• Swavesey has a wide range of local facilities including schools, GP, library, community hall, sports and recreation facilities, and served by Citi 5 – 5 minute walk and Guided Busway - 15 minutes walk;</li> <li>• Site not subject to any site specific designations and is Flood Zone 1;</li> <li>• Sustainable location - 12<sup>th</sup> most sustainable village in the District (as per the Council's Village Categories Assessment): the sustainability credentials of the village have resulted in its reclassification to a higher level in the settlement hierarchy;</li> <li>• Site in single ownership and available immediately;</li> <li>• The unencumbered nature of the site means that it can be delivered within 5 years: especially appropriate for development in light of a large amount of the proposed supply being tied up in strategic sites that have historically been slow to deliver;</li> <li>• SHLAA assessment of site advises that it would not have any heritage or natural environmental impact and that noise impact can be mitigated. It noted that a smaller scheme may address concerns about townscape and landscape;</li> <li>• SHLAA concluded that the site was unsuitable because of its constraints: given the assessment set out in the SHLAA it is unclear how this conclusion could have been reached;</li> <li>• The site was noted as likely to be unviable and unappealing to a developer: this latter point is disputed by my client who is a developer interested in developing the site;</li> <li>• Site is not backland development;</li> <li>• Development could provide new cycleway provision, improvements to open space provision, opportunity for village college to expand.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		

<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change



<b>Settlement:</b>	Swavesey (Minor Rural Centre)		
<b>Site Address:</b>	Land south of Whitton Close and west of Boxworth End		
<b>SHLAA Reference:</b>	083 (Part Site Option 36 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58841	<b>Respondent(s):</b> Endurance Estates Limited
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• Approximately 2.5 hectares;</li> <li>• Site the only site in village to be included in the Issues and Options 1 consultation (site option 36): the technical reports submitted at this time identified that the site is available and deliverable and that any potential adverse impacts could be mitigated;</li> <li>• Updated SHLAA assessment identified the economic viability of the Site as within Category 4 'Least Viable Sites' and suggested that there may be limited developer interest: there is now active promoter involvement and commitment to bring the site forward within the soonest timeframe;</li> <li>• Bidwells Residential Agency's assessment confirmed that residential development would be viable;</li> <li>• Swavesey has a greater level of services than some current Minor Rural Centres: this sustainable foundation supports the position that an allocation of an appropriate scale should be undertaken at Swavesey to help provide for the housing needs to the District and more specifically Swavesey;</li> <li>• Given the historic undersupply of housing in the District and the subsequent lack of an NPPF compliant 20% buffer in the Council's five year housing land supply assessment, there is a clear need to provide additional allocations in the more sustainable settlements;</li> <li>• Need for more housing and a more flexible approach: 5,500 more dwellings need to be allocated;</li> <li>• As part of the proposed development, approximately 2.5 ha of land to the west of the site could be made available to the Village College: the availability of this land as part of the overall masterplan would have direct benefit for the village and wider community;</li> <li>• Allocation of this site would have demonstrable benefits for both the meeting of housing need, for which there is currently insufficient supply, and for the wider Swavesey community.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 36 I&O 2012). It was not included in the Proposed Submission Local Plan due to the adverse effect on the landscape and townscape setting of Swavesey and there were better site options to meet the development strategy. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		

<b>Approach in Submission Local Plan</b>	No change
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<b>Settlement:</b>	Teversham (Group Village)			
<b>Site Address:</b>	Land to the south of Pembroke Way			
<b>SHLAA Reference:</b>	099			
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58970	<b>Respondent(s):</b>	Pembroke College
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 2.1 hectares: 26 dwellings considered an appropriate scale development, with the retention of play space to the east side;</li> <li>• Policy only allocates 895 dwellings to villages: appropriate scale of development in villages can be sustainable and help sustain services and facilities;</li> <li>• The land represents a well-defined and enclosed parcel of land;</li> <li>• Site would represent a modest sized development against the scale of Teversham;</li> <li>• Development could bring investment into the village and mitigation that could benefit the existing residents as well as future residents;</li> <li>• Although Teversham is a Group Village, it is not a fair comparison against other Group Villages due to the benefits of being so close to Cambridge;</li> <li>• Reliance on a few large scale allocations means that the housing strategy will be susceptible to the non-delivery of just one of the large scale developments to create a supply shortfall;</li> <li>• Green Belt site but tightly set against the existing built edge of the village and is a well-enclosed site;</li> <li>• Object to limited development allocated to villages: sustainable development of an appropriate scale can make a valid and important contribution to housing supply and meet local needs.</li> </ul>			
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0			
<b>Assessment</b>	Development in Group Villages is less sustainable than development in locations higher in the sustainable development sequence. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Group Villages. The plan is sound as proposed to be submitted.			
<b>Approach in Submission Local Plan</b>	No change			

<b>Settlement:</b>	Toft (Infill Village)		
<b>Site Address:</b>	Land off Hardwick Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 122)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	61152	<b>Respondent(s):</b> Rural Solutions Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.7 hectare site: capacity for 51 houses at density of 30 dph;</li> <li>• Greenfield site, currently agricultural land;</li> <li>• Site is flat, well screened with well-defined mature boundaries and is well related to the current Toft village boundary;</li> <li>• Site bounded by residential land to the west and south, with agricultural land to the north and east;</li> <li>• Single ownership, available immediately;</li> <li>• No identified constraints to the adequate provision of infrastructure and utilities;</li> <li>• Site is easily accessible;</li> <li>• Within flood risk zone 1;</li> <li>• Local Plan identified Toft as an in-fill only village: we consider that smaller settlements, especially those that operate in a close relationship with adjacent settlements, should not be simply excluded from receiving suitably located housing allocations based on a tick box assessment of the village's sustainability: this fails to recognise the functionality of the smaller villages and also that some of the more 'sustainable' sites are constrained by Green Belt designations;</li> <li>• Small development will help support the increased employment provision in the village: without housing developments to support this workforce the sustainability and longevity of these employment opportunities will be threatened, as will other local services.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Waterbeach (Minor Rural Centre)		
<b>Site Address:</b>	Bannold Road		
<b>SHLAA Reference:</b>	338		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58820	<b>Respondent(s):</b> Manor Oak Homes
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.42 hectares, could accommodate approximately 43 dwellings at 30 dwellings per hectare;</li> <li>• Proposed housing target is not sufficient: higher housing target would mean that additional sites need to be allocated;</li> <li>• No significant constraints to the development of the site, as confirmed in the findings of the SHLAA and SA assessments;</li> <li>• SHLAA identified southern part of site as having development potential: reassessment of the whole of the site in the SHLAA update inexplicably identified the site as having limited development potential. We disagree with this conclusion which is inconsistent with the assessments of neighbouring sites;</li> <li>• A landscape strategy would be implemented as part of development at the site to address any potential adverse visual impact on the surrounding area;</li> <li>• No evidence to support the designation of the site as Green Belt;</li> <li>• Site has no relationship with the proposed Waterbeach new settlement or its delivery: if there is a need for separation between the existing village and the proposed new settlement then this is a matter to be addressed within the land covered by draft Policy SS/5 and any subsequent Waterbeach New Town AAP, and not through the development at neighbouring land;</li> <li>• Waterbeach now a suitable location for additional development, the need for housing and affordable housing in the District has increased, and the NPPF seeks to boost significantly the supply of housing: these factors mean that potential development sites which were previously rejected need to be reassessed in order to meet current development needs.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. It was not included in the Proposed Submission Local Plan as Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Waterbeach (Minor Rural Centre)		
<b>Site Address:</b>	Land at Bannold Road and Bannold Drove		
<b>SHLAA Reference:</b>	206 (Site Option 49 I&O 2012)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	59777	<b>Respondent(s):</b> LT Harvey Trust & Januarys Ventures Ltd
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.77 hectares, could accommodate 50-70 dwellings;</li> <li>• Planning application currently being prepared for the site: proposed development likely to include additional landscaping to address any potential adverse visual impact on the surrounding area;</li> <li>• Proposed housing target is not sufficient: higher housing target would mean that additional sites need to be allocated;</li> <li>• No significant constraints to the development of the site, which is confirmed in the findings of the SHLAA and SA assessments; site identified as having development potential at Issues and Options stage (2012, site 49) - these previous assessments have not been updated for the proposed Local Plan;</li> <li>• There is no evidence to support the designation of the site as Green Belt and no assessment has been undertaken to justify such designation;</li> <li>• Site has no relationship with the proposed Waterbeach new settlement or its delivery: if there is a need for separation between the existing village and the proposed new settlement then this matter is to be addressed within the land covered by draft policy SS/5 and any subsequent Waterbeach New Town AAP, not through development at neighbouring land;</li> <li>• Waterbeach is a sustainable location; the need for housing and affordable housing has increased; the NPPF seeks to boost significantly the supply of housing: these factors mean that potential development sites which were previously rejected need to be reassessed to meet current need;</li> <li>• Request site is allocated for residential development with associated amendments to the development framework boundary.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was consulted upon as a Site Option (Site Option 49 I&O 2012). It was not included in the Proposed Submission Local Plan as Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Waterbeach (Minor Rural Centre)		
<b>Site Address:</b>	Land north Bannold Road		
<b>SHLAA Reference:</b>	322		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	62250	<b>Respondent(s):</b> Persimmon Homes East Midlands
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• 4.0 hectares;</li> <li>• Sustainable settlement which is capable of accommodating new residential development: should be reclassified as a Rural Centre;</li> <li>• Good services: bus services; existing rail link; primary school; within catchment of Cottenham Village College; GP surgery; part time library; range of local shops;</li> <li>• In this regard it is considered that additional housing allocations should be proposed, in particular this site.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. It was not included in the Proposed Submission Local Plan as Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Waterbeach (Minor Rural Centre)		
<b>Site Address:</b>	Land off Gibson Close		
<b>SHLAA Reference:</b>	270		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	58839	<b>Respondent(s):</b> Foregreen Developments
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 0.69 hectares, could accommodate approximately 15-20 dwellings;</li> <li>• Proposed housing target is not sufficient: higher housing target would mean that additional sites need to be allocated;</li> <li>• SHLAA assessment of site was based on current policy and did not take into account future development needs;</li> <li>• Waterbeach a suitable and sustainable location for additional development – contains a good range of services and facilities, including primary school, village stores, GP, post office, library, public houses, community facilities, recreation and play areas, railway station, well served by buses and cycle links;</li> <li>• Site previously rejected because of the impact on the rural character of the area, the impact on the conservation area and its listed buildings, and unsuitable highway access: SHLAA assessment repeats these reasons;</li> <li>• Planning Inspector for the 2004 Local Plan commented that: the site served very little townscape or landscape function; the land represents a wasted resource and its more effective use should be encouraged in order to contribute to housing needs; and recommended that the site be brought into the village framework;</li> <li>• Conversely the Appeal Inspector for an appeal on the site said that the introduction of built form would be harmful to rural attributes;</li> <li>• Site is within a residential area where other development has been brought forward without any adverse impact on the conservation area and listed buildings - we consider that a well-designed scheme with appropriate landscaping could mitigate any adverse impact;</li> <li>• Likely that a suitable highway access solution can be provided to enable development at the site (if the three sites were combined - SHLAA sites 270,142 and part of 43 - vehicular access could be provided from Mill Road and Poorsfield Road, with limited vehicular access from Gibson Close);</li> <li>• Site is fully serviced and easily deliverable;</li> <li>• Development sites which were previously rejected need to be reassessed to meet current development needs;</li> <li>• Developer interest in site: any current concerns over economic viability should not be a factor in planning for a twenty year period;</li> <li>• Part of site or plots could be set aside for self-build. A retirement housing scheme is another possibility.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		



<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. It was not included in the Proposed Submission Local Plan as Waterbeach Barracks is proposed for development in the draft Local Plan and further development in the village is not considered appropriate. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.
<b>Approach in Submission Local Plan</b>	No change

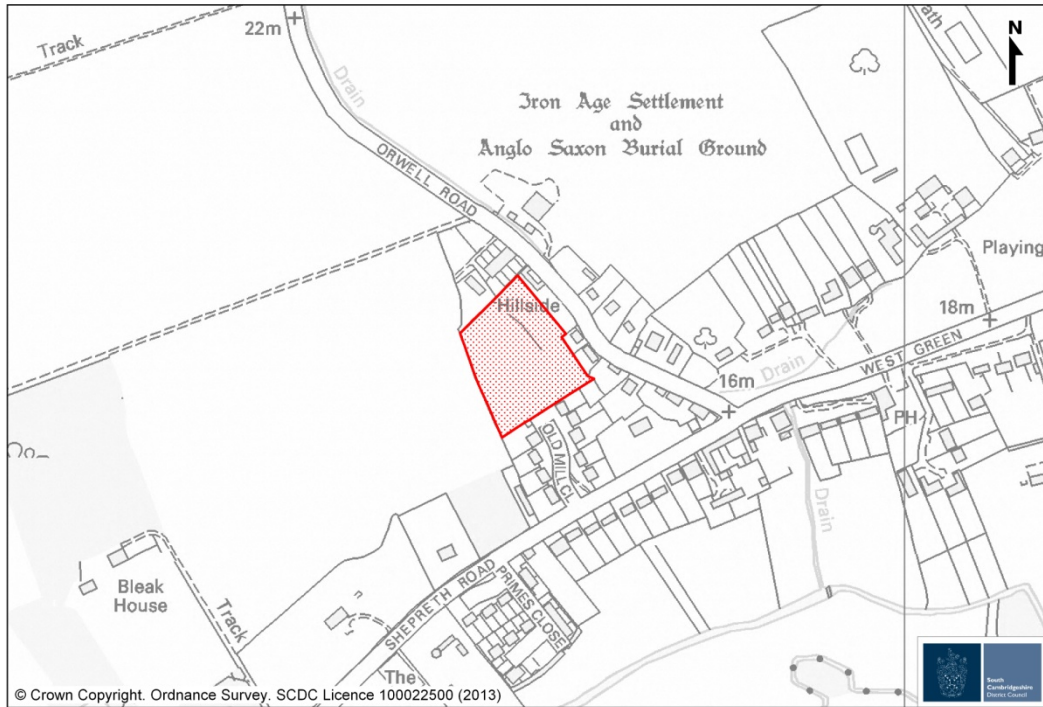
<b>Settlement:</b>	Whaddon (Infill Village)		
<b>Site Address:</b>	Between Bumpkins (Old Chapel) and Green Farm, Meldreth Road		
<b>SHLAA Reference:</b>	N/A (see Site Map on Page 123)		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	57501	<b>Respondent(s):</b> Mr Kenneth L Green
	<i>Key reasons for objection</i> <ul style="list-style-type: none"> <li>• 1.0 hectares: propose private housing development of approximately 5 dwellings;</li> <li>• Houses could be similar to those built twenty years ago which are approximately 500 yards from this site;</li> <li>• Envisage frontage from the existing Old Chapel to the boundary of Green Farmhouse garden;</li> <li>• Development of site would enhance the overall aspect of the village.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	Development in Infill Villages is the least sustainable option. Sufficient sites have been identified for allocation in locations higher in the sustainable development sequence, therefore no development allocations are justified in Infill Villages. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

<b>Settlement:</b>	Willingham (Minor Rural Centre)		
<b>Site Address:</b>	Land to the south of Over Road		
<b>SHLAA Reference:</b>	047		
<b>Proposed Submission Summary of Objection(s):</b>	<b>Representation Number(s):</b>	60270 61857 62523	<b>Respondent(s):</b> Julia Porter Kerry Arnold Mr John Wynn
	<p><i>Key reasons for objection</i></p> <ul style="list-style-type: none"> <li>• 1.8 hectares;</li> <li>• Brownfield site;</li> <li>• Infill site which is appropriate for residential development;</li> <li>• Compared to proposed Rockmill End Site (H/1(g)) this site: <ul style="list-style-type: none"> <li>- Has more direct access to the A14;</li> <li>- Has more direct and closer access to the 12" sewerage drain in Over Road;</li> <li>- Is closer to village amenities;</li> <li>- Has not been used for amenity purposes for many years (the Rockmill End site has been used for allotments);</li> </ul> </li> <li>• Environment Agency identifies a 1 in 200 (or less) risk of flooding;</li> <li>• Noise from Aspinall's yard is no longer applicable as this ceased to be a builder's yard many years ago;</li> <li>• There is significant residential development to north, west and east of proposed site;</li> <li>• The principal of development in the immediate area surrounding the site is clearly acceptable as planning permission for residential development has been granted on nearby sites;</li> <li>• Principal concern previously expressed related to potential flood risk: the Flood Risk advice and the Flood Risk Scoping Report highlight the danger of relying on the Environment Agency's web based flood map as the detailed Scoping Report now confirms that the entire area of the site is Flood Zone 1;</li> <li>• Development of the land would bring some rounding off to an otherwise fully developed area;</li> <li>• Site has adequate access for development purposes;</li> <li>• Site is well located in relation to the developed area of Willingham.</li> </ul>		
<b>Proposed Submission Representations Supporting rejection of the site</b>	Total: 0		
<b>Assessment</b>	The site has been assessed through the SHLAA and SA processes and was rejected. The SHLAA assessment does not need amending. The plan is sound as proposed to be submitted.		
<b>Approach in Submission Local Plan</b>	No change		

**Maps of New Sites not previously considered through Plan Making Process**

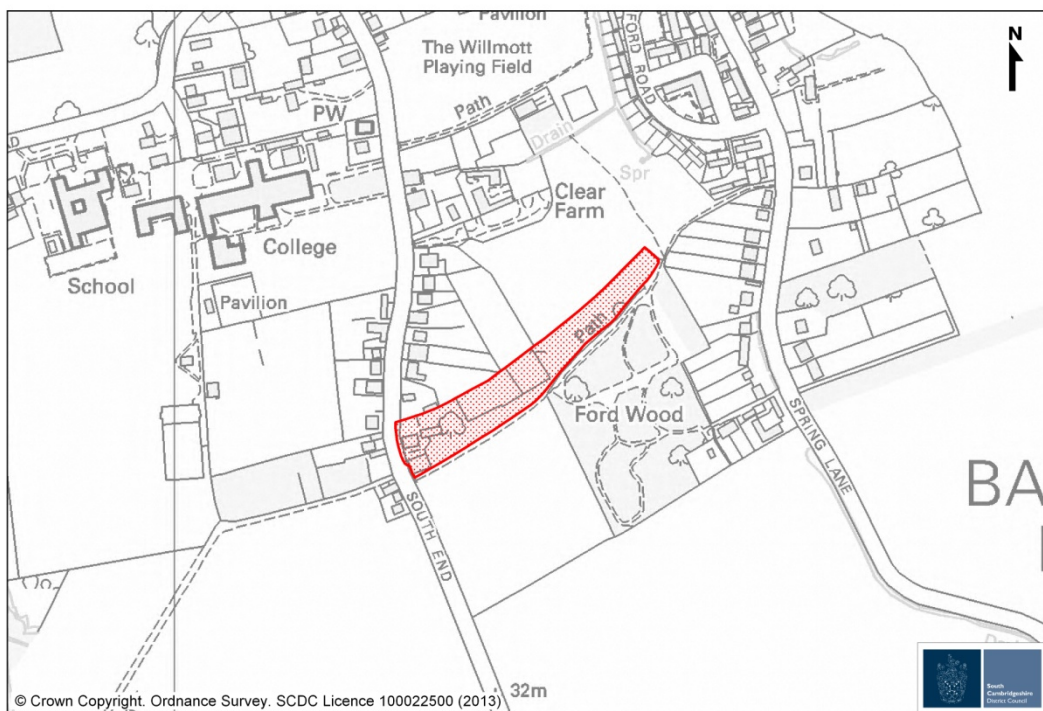
**Barrington**

Land west of Orwell Road, Barrington



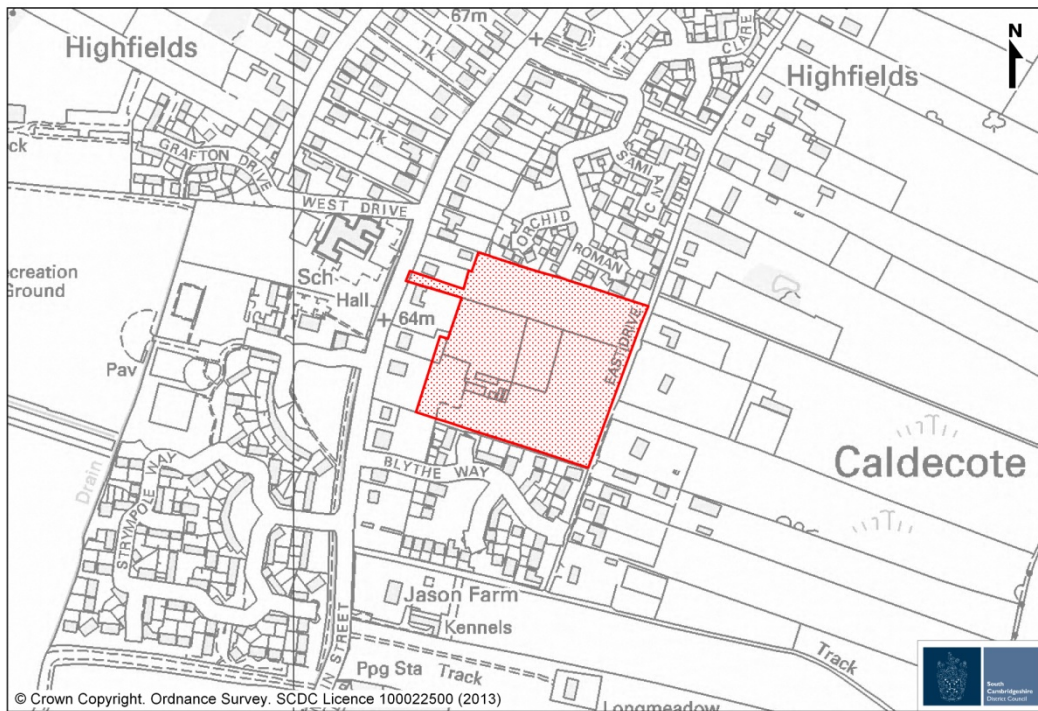
**Bassingbourn**

Land east of South End, Bassingbourn



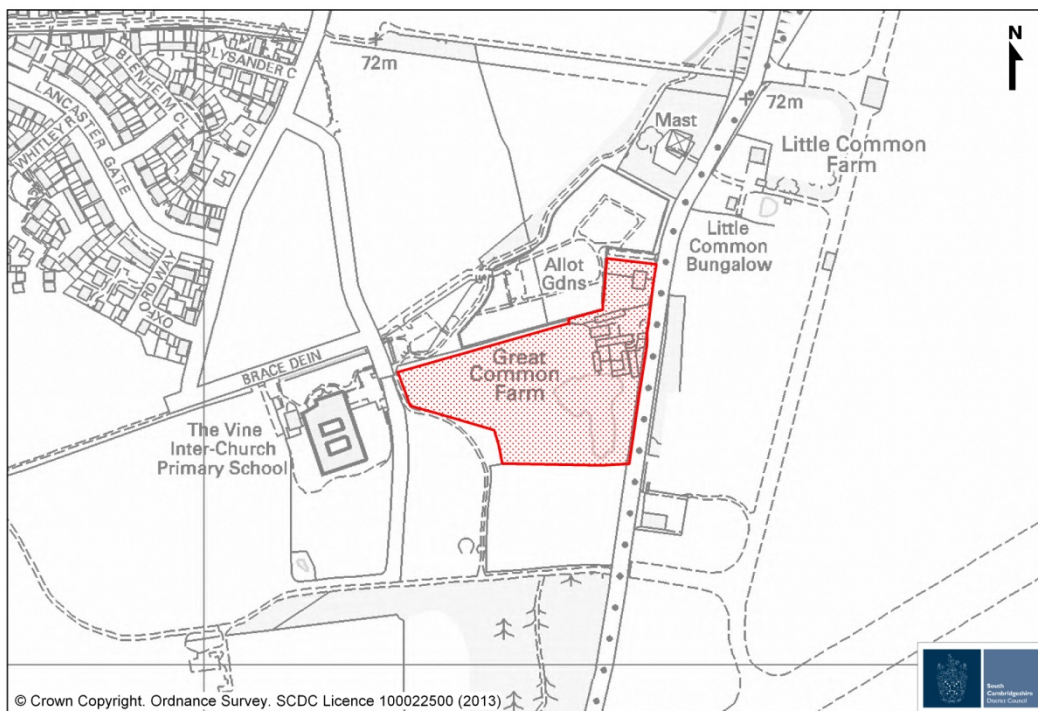
## Caldecote

Land to the rear of 18-28 Highfields Road, Caldecote



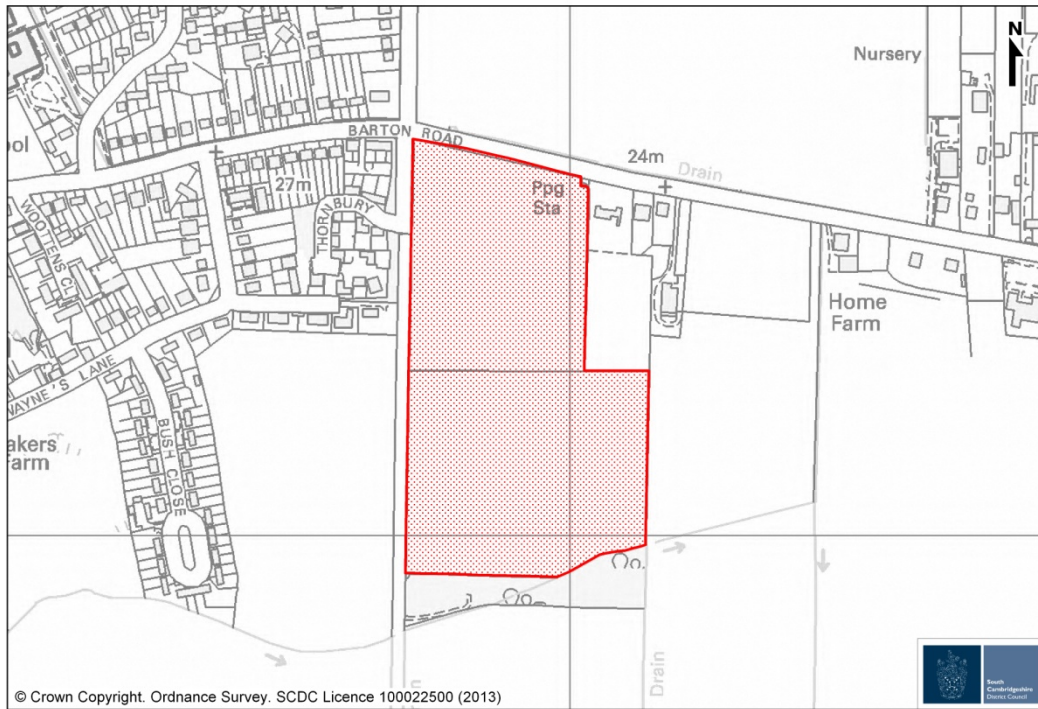
## Cambourne

Land at Great Common Farm and Cottages, Cambourne



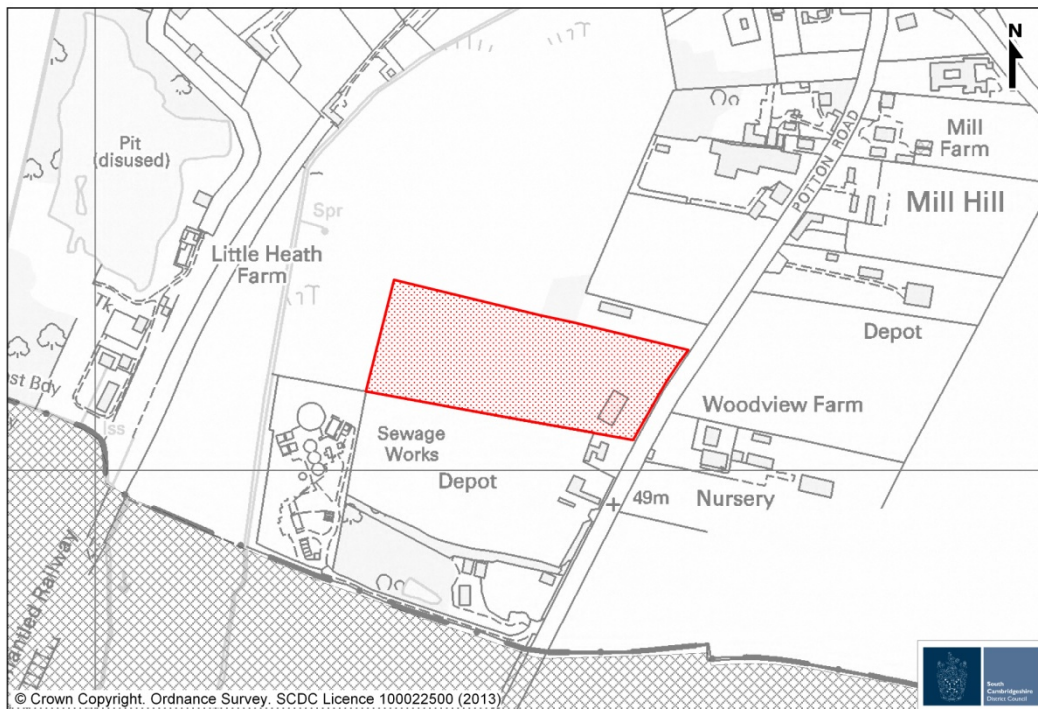
## Comberton

Land at corner of Long Road and Barton Road, Comberton



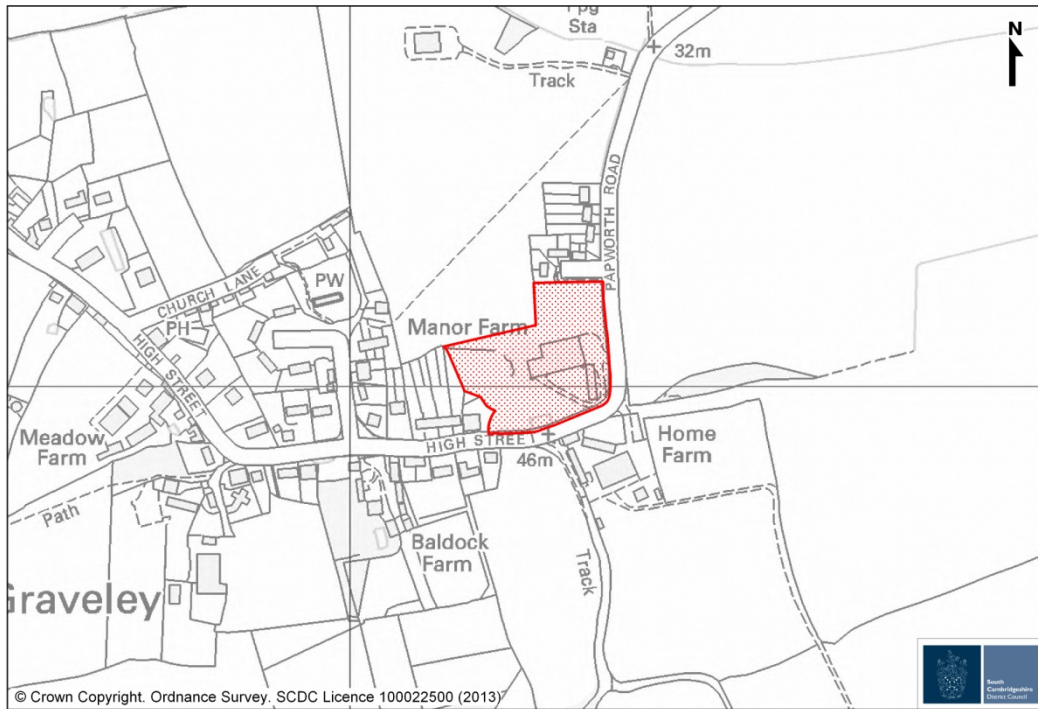
## Gamlingay

Land at Potton Road, Gamlingay



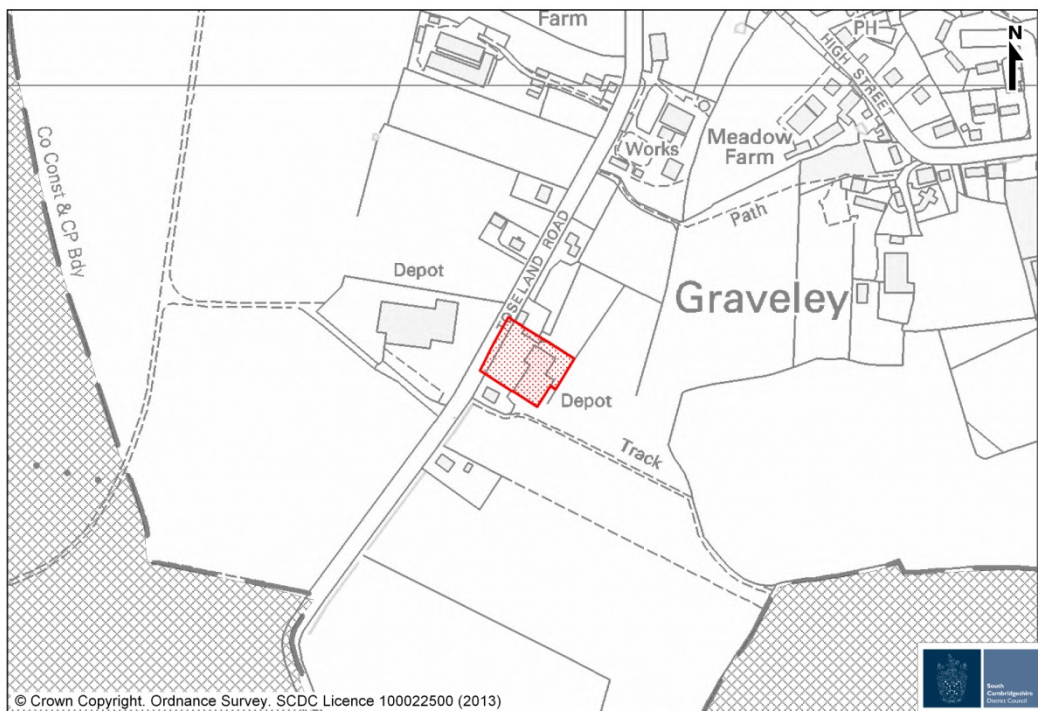
**Graveley**

**Land at Manor Farm, Graveley**



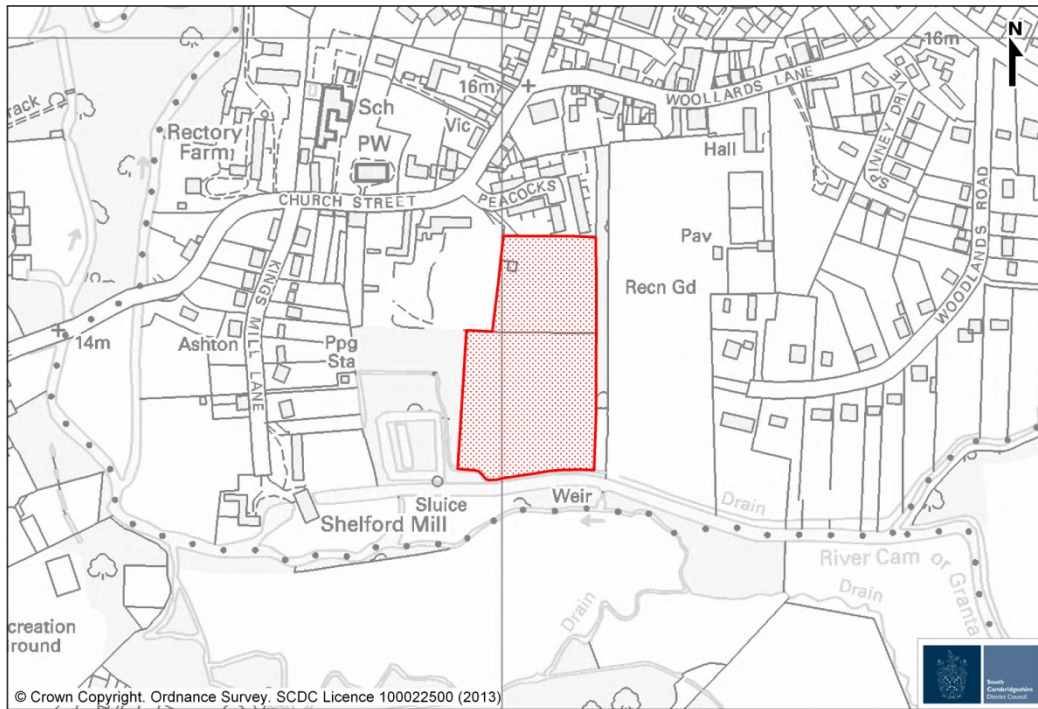
**Graveley**

**Toseland Road, Graveley**



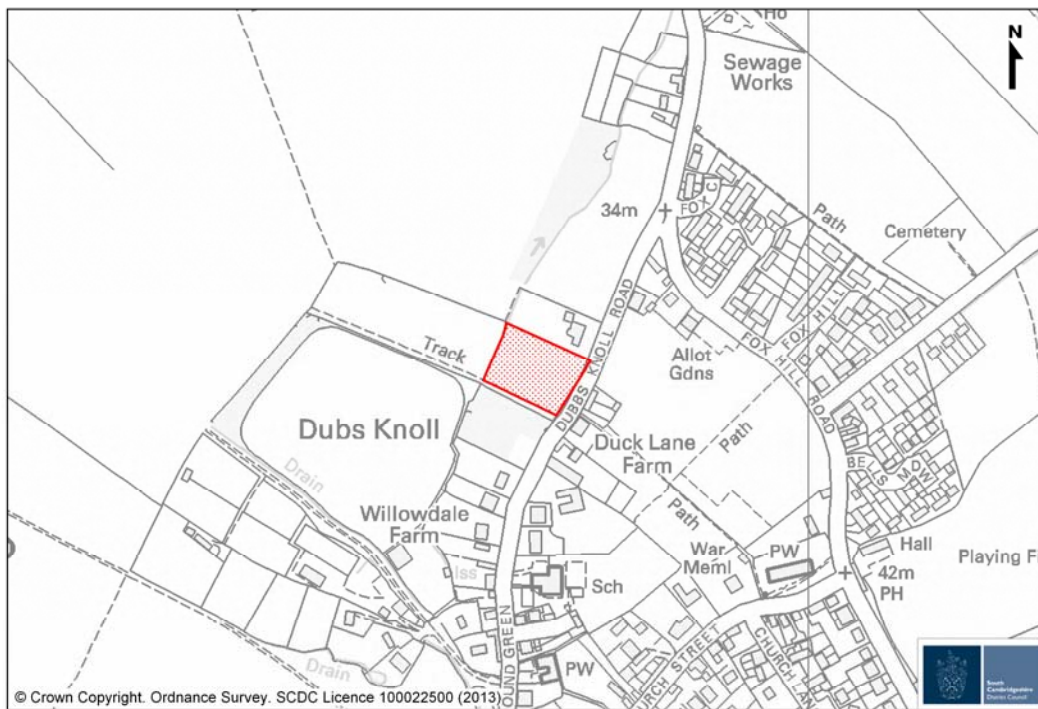
## Great Shelford

Land at Grange Field, Church Street, Great Shelford



## Guiden Morden

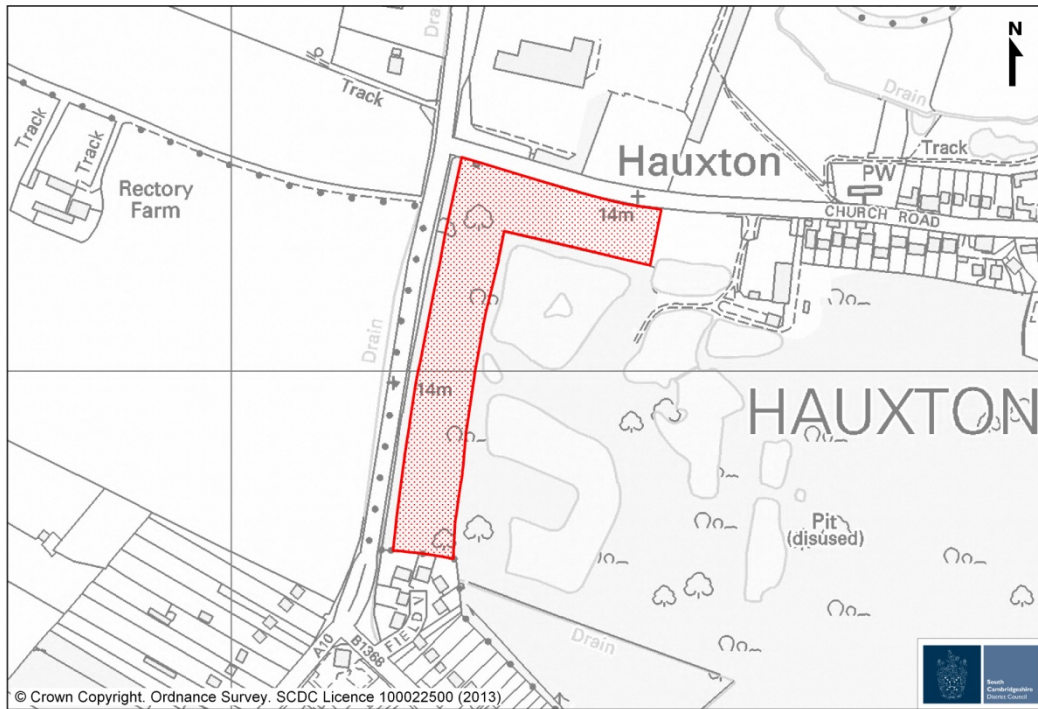
Land south of 33 Dubbs Knoll Road, Guiden Morden





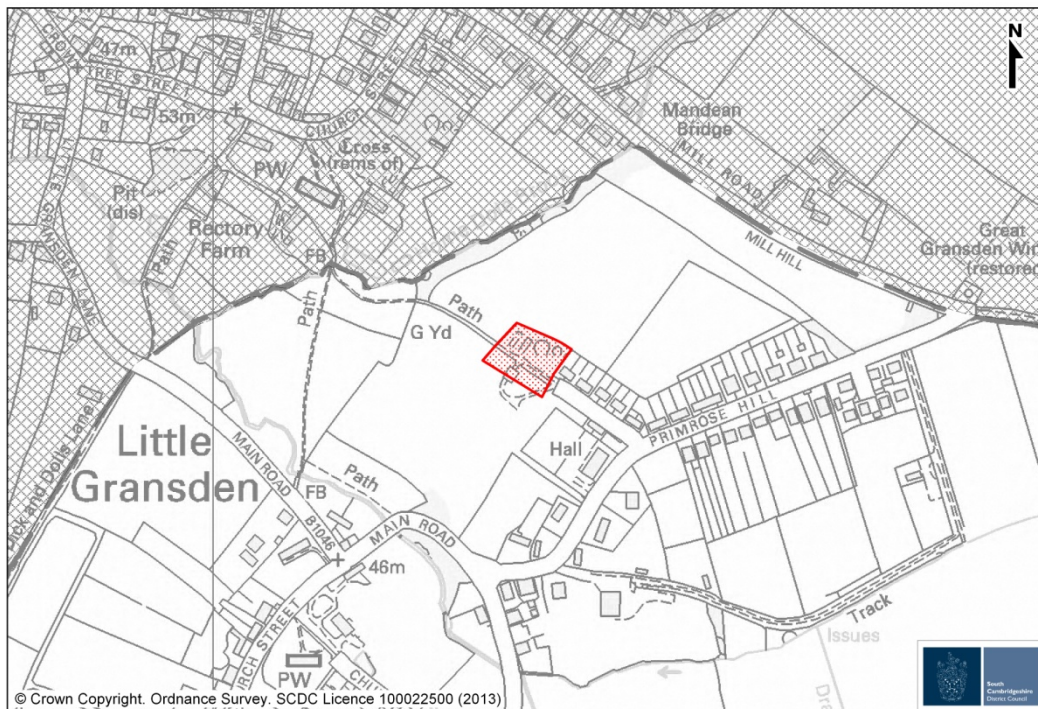
## Hauxton

East of A10, south of Church Road, Hauxton



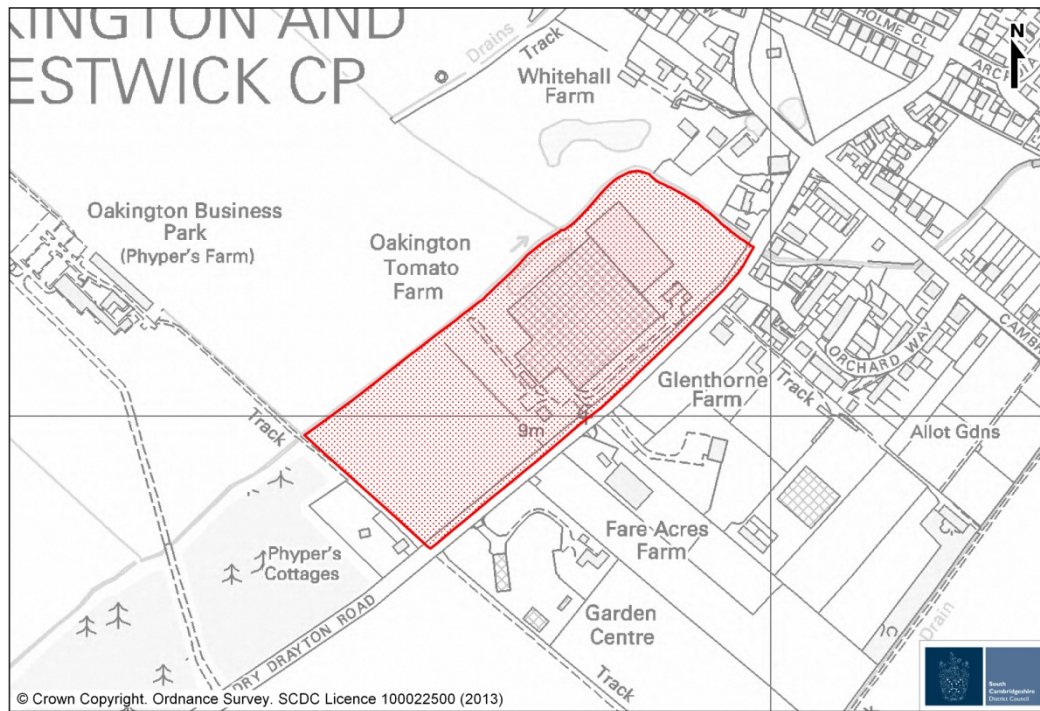
## Little Gransden

West of Primrose Walk, Little Gransden



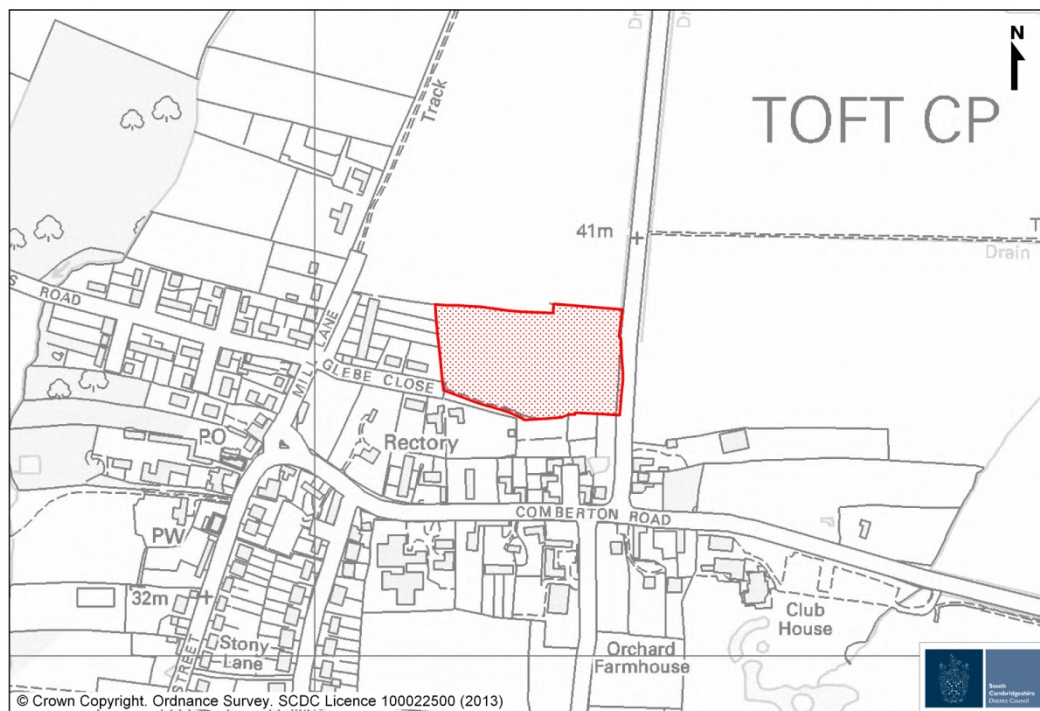
## Oakington

Oakington Tomato Farm, Dry Drayton Road, Oakington



## Toft

Land off Hardwick Road, Toft



## Whaddon

Between Bumpkins (Old Chapel) and Green Farm, Meldreth Road, Whaddon

