

ABINGTON PIGOTTS

(Inset Proposals Map No. 1)

1.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

1.02 Abington Pigotts lies some 13 miles south-west of Cambridge, about 3 miles north of the A505 and Royston, on rising ground which slopes to the north and lies in the valley of the River Cam or Rhee. The parish covers 501 hectares (1,237 acres).

History and Settlement

1.03 The boundaries of the parish follow ancient watercourses; the village street aligns north-eastward and runs parallel to the river. A lane running north-westwards leads to the thirteenth century church and the moated manor site.

1.04 The manor farmhouse, formerly the manor house and cottages along the High Street date from the sixteenth century. Traditionally timber-framed and plastered they are thatched or clay-tiled. The Pig and Abbott PH is a fine early eighteenth century building, possibly built as the dower house. The Hall built c.1829 is contemporary with several estate cottages. Separate from the village to the south-east, Down Hall is an outstanding moated site with a fifteenth century gatehouse, farmhouse barns and seventeenth century mill and watercourses.

1.05 The open fields were enclosed in the 1770s. Originally grazing land for sheep and cattle, by the 1970s the two main farms were arable.

1.06 Bibles Grove extends as a shelter belt of woodland on the north-west side of the High Street. Boybridge Grove links two moated sites to the south.

1.07 An early Iron Age Settlement, covering some 8 hectares at Bellus Hill half a mile north-west of the church, was occupied until the Roman period. The several moated sites, particularly to the east and south of the High Street, are landscape features of historic importance; these are The Rookery and Boybridge Grove moats.

(Source: Victoria County History)

Recent Planning History

1.08 Infilling has contributed to an increase in the number of dwellings since early this century. There is no significant backland development.

1.09 The historic settlement plan is still maintained.

1.10 The population in 1951 was 140 and was 150 in mid 1991. It remained constant in mid 1996.

Services and Facilities

1.11 At the time of survey the village had a very limited service base, essentially comprising one public house and one public hall as well as the basic utilities.

1.12 Primary age pupils attend the school at Steeple Morden and secondary age pupils go to Bassingbourn Village College.

1.13 The village has mains sewerage.

Planning Constraints

1.14 The village is surrounded by high grade agricultural land and is located in the Area of Restraint south of Cambridge. The village lies within the East Anglian Chalk Landscape Character Area and Natural Area.

1.15 The Conservation Area, which was designated on 9 July 1973 covers the whole of the main built-up area along the High Street, and, separately, the Hall, Manor Farm and Parish Church.

1.16 In the lists of Listed Buildings published by the Department of the Environment there are three Grade II* and twenty-four Grade II buildings. Down Hall gatehouse is a scheduled monument. These lists are not finite. There are Sites of Archaeological Interest.

Planning Policies

1.17 The low level of services and facilities identifies Abington Pigotts as an Infill Only Village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

1.18 Development within the Conservation Areas and infill which will affect the setting of the Listed Buildings, will be subject to the policies outlined in Part I of the Local Plan.

1.19 In this village the policies aim to retain Abington Pigotts linear character and to maintain its setting in the countryside. The Conservation Area aims to protect and conserve the settings of important Listed Buildings and other properties along the High Street as well as protecting a number of important open frontages.

ARRINGTON

(Inset Proposals Map No. 2)

2.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

2.02 Arrington lies 10 miles west-south-west of Cambridge on the A1198, about a mile north of its junction with the A603. The village forms a rectangular shape on the west side of Ermine Street. The parish covers 569 hectares.

History and Settlement

2.03 Arrington has been part of the Wimpole Estate since the seventeenth century. The parish boundaries lie along the River Cam or Rhee on the south, and on the east the boundary is defined by Ermine Street. The north and west boundaries follow trackways and field boundaries. The settlement probably originated along the spring line near the site of the Church. Later development occurred along Ermine Street. The creation of the parkland for the Wimpole estate affected the settlement along the west side of Ermine Street; the entrance to Wimpole Park is within the Parish.

2.04 The village prospered from the coaching trade in the seventeenth and eighteenth centuries. The Hardwicke Arms was formerly a coaching inn built in the 1700's. The cottages and farmhouses date from the 1500's. The earlier buildings are timber-framed and plastered. The later eighteenth century estate cottages were built of red brick and have long straw thatch, or clay tiled roofs. Some nineteenth century buildings are of clay bat and timber frame. The Almshouses and gates and gate piers to Wimpole Hall were built in 1846-51. There are a number of estate-built farms although Bridge Farm pre-dates these and is medieval. The small parish church is sited on a ridge.

2.05 The open fields were enclosed by the late 1600's at the time of the establishment of the Wimpole estate; before 1720 woodland was taken into the park. The land was used for rough grazing in the early nineteenth century. Most was converted to arable farming by 1968.

2.06 Belts of trees screen the gardens on the west side of Ermine Street. The belts edge the parkland on the east side of the parish.

(Source: Victoria County History)

Recent Planning History

2.08 Some demolition and replacement buildings have maintained the level of housing in the village. The general linear form has one exception, Clifden Close which was begun in 1960. Additional dwellings have been provided by the redevelopment of an old garage site adjacent to the Hardwicke Arms. Church End contains a small enclosed group of buildings with a close of local authority housing.

Hillside is a separate area of settlement to the north of the main village and consists of a loose-knit form of dwellings, mostly of this century.

2.09 The population in 1951 was 720. This high figure was largely due to hutment accommodation for families in the immediate post-war period. By mid 1991 the population had fallen to 370 but increased to 390 by mid 1996.

Services and Facilities

2.10 Arrington had a low level of services and facilities at the time of survey - the parish had 1 post office/shop, (supplemented by 5 mobile shops), a community hall and a public house.

2.11 Primary school age pupils go to the school at Orwell and secondary age pupils go to Bassingbourn Village College.

2.12 The village has mains sewerage.

Planning Constraints

2.13 Arrington lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area. The village is bordered by grade 3 agricultural land. The strong linear character of the main part of Arrington village presents access problems for vehicles using the A1198.

2.14 In the lists of Listed Buildings published by the Department of the Environment there is one Grade I and twenty Grade II buildings. These lists are not finite. There are Sites of Archaeological Interest.

Planning Policies

2.15 As Arrington is a village with a low service base, a policy of limited infill only will apply within the framework which has been defined. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Those small areas of sporadic development north and south of the main part of the village are considered as lying in the open countryside, where the District Council will resist further consolidation. This policy will also apply to the Hillside area where only replacement on a one for one basis will be allowed.

2.16 Within the main framework of the village there are some opportunities for further infill. Any proposals should consider the impact on Listed Buildings and in particular have regard to the Conservation Policies elsewhere in the Plan.

2.17 Infill development which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part 1 of the Local Plan.

2.18 Other infill development where appropriate, and not affecting the setting of a Listed Building, should blend sympathetically in design and form with the existing estate-type cottages and farms. The views of open countryside, parkland and woods are identified by the Important Countryside Frontages.

BABRAHAM

(Inset Proposals Map No. 3)

3.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

3.02 Babraham lies on the north-west bank of the River Granta 6 miles south-east of Cambridge. It is to the south of the A1307/A604 road and north of the A505. Sawston is less than two miles away to the west. The parish covers 965 hectares (2,387 acres).

History and Settlement

3.03 An estate village from the seventeenth century, Babraham parish lies across the River Granta. The boundaries of the parish are bordered by Worsted or Wool Street on the north side, and the Ickniel Way to the east. Water Meadows were created in the 1650's, parallel to the river and are now disused. The river was canalised in a landscape scheme for the hall possibly at the same time. Emparkment has determined the plan of the present village. The church and hall are separated from the settlement around the small green and the High Street.

3.04 The cottages and farmhouses date from the 1500's. Of the eighteenth century buildings, the school and almshouses and row of cottages Nos. 25-31 High Street are of note. Babraham Hall, now the Institute of Animal Physiology, was rebuilt in 1832 in a Jacobean style. The nineteenth century flint walls and cottages are a characteristic feature of the village.

3.05 The open fields were mostly enclosed in the early 1800's. Jonas Webb in the nineteenth century bred the famous Southdown Sheep and Shorthorn Cattle at Church Farm and his statue is on the green. From permanent pasture many of the farms are now arable.

3.06 Woodland belts associated with the parkland line the roadside to the north-east and north-west; woodland caps the hill to the north-east.

3.07 Roman Road (Grid Ref: 526521) is a Site of Special Scientific Interest; Signal Hill Plantation Grassland (Grid Ref: 516515) and Worsted Lodge (Grid Ref: 524516) are County Wildlife Sites.

3.08 Worsted Street to the north-east of the parish, and Copley Hill tumulus are Scheduled Ancient Monuments.

(Source: Victoria County History)

Recent Planning History

3.09 There are groups of local authority houses built at the north end of the village street; the school south of the village was opened in 1959. A large housing estate was built about 1950 by the Agricultural Research Council for the staff of the Institute of Animal Physiology. It was established within the grounds of Babraham Hall and is separate from the original village.

3.10 In 1951 the population was 230 and by mid 1991 it had reached 260 but had declined to 250 by mid 1996.

Services and Facilities

3.11 At the time of survey the village had one post office/shop, one public house and a primary school. It also has a community hall and a recreation ground.

3.12 At the time of survey, the primary school had permanent accommodation for 90 pupils and no temporary buildings. At January 2001 there were 76 pupils on the roll. Secondary school age children attend Sawston Village College.

3.13 Babraham will shortly have mains sewerage.

Planning Constraints

3.14 The Green Belt is tightly drawn around the settlement which lies in the Area of Restraint. Babraham lies within the East Anglian Chalk Landscape Character Area and Natural Area. The village is surrounded by high-grade agricultural land except for the south-eastern corner.

3.15 The Conservation Area, which was designated on 3 October 1979, includes almost all of the built-up area, Babraham Hall and its surroundings. In the lists of Listed Buildings published by the Department of the Environment there are one Grade I, one Grade II* and eleven Grade II buildings. These lists are not finite.

3.16 This area also contains sites of Archaeological Interest.

3.17 All of these constraints restrict development in Babraham and the potential for any further development is limited.

Planning Policies

3.18 Whilst acknowledging that the existing level of services and facilities would normally be consistent with a Group Village, Babraham's particular planning and physical constraints restrict building to only a very limited number of individual plots. Babraham is therefore identified as an Infill Only Village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

3.19 Infill development which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.

3.20 This follows that any proposed new building will therefore have to be sympathetically designed and sited in order to protect the existing Listed Buildings and the qualities of the Conservation Area.

POLICY BABRAHAM 1: The change of use, conversion or redevelopment of the buildings at Babraham Hall as a major developed site within the Cambridge Green Belt will be guided in particular by Policy SP18/3 of the Cambridgeshire Structure Plan 1995 and Policy GB4 of this Plan. Particular regard will be given to the following:

- 1) the policies of employment restraint in the Cambridge Area and in the Area of Restraint south of Cambridge;**
- 2) the separation between Babraham village and the Hall, and its parkland setting;**
- 3) the setting of Babraham Hall a Grade II Listed Building;**
- 4) the setting of the Grade I Listed St Peter's Church;**
- 5) the preservation and enhancement of the Babraham Conservation Area;**
- 6) the retention, refurbishment and maintenance of Babraham Hall;**
- 7) the existence of archaeological remains on the site;**
- 8) the proximity of the site to the River Granta;**
- 9) the relationship between the overall existing and proposed floorspace and footprint;**
- 10) the need not to exceed the height of existing buildings;**
- 11) the impact of traffic generation on the surrounding areas and local road network;**
- 12) development proposals will be considered in the context of an approved Masterplan for the entire site.**

3.21 Babraham Hall is a Grade II Listed Building with a long-established research institute occupying the Hall and a wide range of agricultural buildings, laboratories and ancillary buildings within the grounds. The site has been clearly identified as part of the Cambridge Green Belt. The District Council will therefore require any proposal for the change of use or conversion of existing buildings to be compatible with Green Belt policy. Should any of the buildings be unsuitable for conversion, then redevelopment may be possible as long as existing structures are cleared and the replacement buildings do not represent any increase in floorspace or footprint. In particular this opportunity should be used to remove from the site structures or buildings, which detract visually from it. A high level of landscaping will also be required to maintain the appearance of buildings in a parkland setting. In

considering development proposals the District Council will need also to have regard to their impact on the wider area, particularly the need to restrain employment growth and the capacity of local roads and their environment.

3.22 Babraham Hall and St Peters Church are important Listed Buildings. Any new building or conversion will be subject to Conservation Area or Listed Building policies outlined in Part 1 of the Local Plan.

BALSHAM

(Inset Proposals Map No.4)

4.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

4.02 Balsham lies 10 miles south-east of Cambridge beyond the A11, towards Haverhill. The B1052 from Linton to Newmarket runs through the village. The village is sited on a ridge which runs east-west and which reaches 380 feet at the eastern edge of the village. From the village, the ground falls away giving good views out across open countryside. The parish covers 1,841 hectares (4,550 acres).

History and Settlement

4.03 The boundaries of the parish follow the Fleam Dyke on the north-east, the Icknield Way on the north-west, Wool Street on the south-west and the parish boundary of West Wickham on the south-east. The church, manor house site and small green lie close to the centre of the linear settlement. The High Street runs from the West Wickham Road at the eastern end to the small green at the junction with the Linton Road that formerly ran north to Newmarket. Worsted Lodge at the western corner of the parish is a small settlement of a farmhouse and some dwellings.

4.04 The church is a focus for a number of footpaths and dates from the thirteenth century. The cottages and farmhouses date from sixteenth century. They are sited in long closes on either side of the High Street. Most of these early buildings are traditionally built of timber frame, plastered, with long straw thatch or plain tiled roofs. Nine Chimneys House is a notable building of this period. Balsham Place c.1827 and Sutton Hall c.1840 of gault brick and knapped flint respectively introduced a new style of building, and these building materials are reflected in the smaller houses and cottages of the 1800's.

4.05 The remaining open fields were enclosed after 1806. The former chalk heathland provided grazing for sheep. In 1975 nine farms were involved in arable farming.

4.06 Fleam Dyke, a seventh century earthwork, Worstead Street, a Roman Road (Via Devana), and Four Barrows on Copley Hill are Scheduled Ancient Monuments.

(Source: Victoria County History)

Recent Planning History

4.07 Only after the Second World War did any development take place, with the building of local authority houses on Cambridge Road, followed by two small estates on the West Wickham Road. More substantial development in the form of small private housing estates took place in the 1960's and 1970's when significant population increase took place. More recently, development has been permitted at Hay Close which will bring forward housing for local people and which is restricted

by conditions on an agreed legal agreement. Similarly, a development of 12 affordable dwellings has been granted consent to the east of Fox Road. Due to the exceptional case for their consent, they remain outside the village framework. Speculative housing has been constructed at Plumian Way as part of the housing allocation identified in the South Cambridgeshire Local Plan 1993.

4.08 The population of 660 in 1,951 rose to 712 in 1961, reaching 1,204 in 1971. By mid 1991 the population had risen to 1,310 and increased to 1,490 by 1996.

Services and Facilities

4.09 Despite significant population increase, the facilities in the village, like many other villages have declined in recent years. At the time of survey there was one post office/shop and one butcher's shop. The village has two public houses, a garage and a community hall. A recreation ground lies to the north of the village near the Parish Church.

4.10 There is a modern primary school, the Meadow Country Primary School in High Street, where there was permanent accommodation for 240 pupils and temporary accommodation for 30 at January 2001. At the same time, there were 256 pupils on the school roll. Secondary education is provided at Linton Village College.

4.11 The village has a sewage treatment works which also serves a number of nearby villages.

Planning Constraints

4.12 Balsham lies in the Area of Restraint south of Cambridge. The village lies in the East Anglian Chalk Landscape Character Area and Natural Area, and is surrounded by high quality Grade 2 Agricultural Land.

4.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one Grade I, and 33 Grade II buildings in Balsham. These lists are not finite. A Conservation Area covering the centre of the village and an area to the west along the High Street was designated on 18th May 1995.

4.14 There is a Scheduled Ancient Monument and Sites of Archaeological Interest.

Planning Policies

4.15 With a reasonable level of services, Balsham has been identified as a Group village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site. Within the Area of Restraint south of Cambridge, peripheral expansion of the village will not be allowed and development must therefore take place within the identified built-up framework of the village. Because of the linear nature of the village, particularly at the western end of the village, there are limited opportunities for further development. Protected Village Amenity Areas notation identifies those areas which are regarded as intrinsic open spaces within the framework.

4.16 Development which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.

BAR HILL

(Inset Proposals Map No.5)

5.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset proposals maps.

Location

5.02 Bar Hill is a new village located some 5 miles north-west of Cambridge just off the A14T Cambridge-Huntingdon Road. The Parish of Bar Hill was created out of 141 hectares (350 acres), formerly in the Parish of Dry Drayton.

History and Settlement

5.03 The concept of a "new village" at Bar Hill was established in the early 1960's against the background of the Development Plan policies for the County, which aimed to preserve Cambridge primarily as a University town by containing the growth of the built-up area of the City and the "necklace" villages.

5.04 The village was originally designed on the "Radburn" principle of vehicular and pedestrian segregation. A perimeter road (Crafts Way/Saxon Way) surrounds the residential estates which are linked together by a network of footpaths. Only the Fairway development overlooking the golf course and Thruffle Way lie beyond the perimeter road, and was permitted solely in order to provide an area of more expensive housing to give better social balance to the community.

5.05 An industrial estate has been established off Saxon Way close to the A14T and the Cambridgeshire Moat House Hotel lies close to the entrance to the village at the A14T interchange with an 18 hole golf course along Crafts Way.

5.06 The first families arrived in 1966, and by 1976 the population had reached 1,650. In mid 1991 the population was 4,490 and 4,510 by mid 1996.

(Source: Victoria County History)

Services and Facilities

5.07 The Tesco superstore in the village centre serves a large catchment area around Bar Hill and is complemented by a small shopping mall. The village has one public house, a large ecumenical centre and a health centre. There is a recreation ground in the middle of the village, within which is a social club.

5.08 At the time of survey, there was permanent accommodation at the primary school for 420 pupils and no temporary accommodation. At January 2001 there were 377 pupils on the school roll. Secondary age pupils attend Swavesey Village College.

5.09 The village is on mains sewerage which is linked to the treatment works at Uttons Drove.

5.10 There is a purpose-built Branch Library near the Green.

Planning Constraints

5.11 Bar Hill is bordered on the eastern and southern edges by the Cambridge Green Belt. The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. It is surrounded mostly by high quality grade 2 agricultural land.

Planning Policies

5.12 Bar Hill has been identified as a Rural Growth Settlement. Residential development and redevelopment will be permitted on unallocated land within village frameworks of Rural Growth Settlements, subject to the criteria set out in policy SE2 and other policies of the plan.

POLICY BAR HILL 1: Development outside the perimeter road other than the completion of the existing industrial estate will not be permitted.

5.13 Bar Hill was planned as a village to provide a self-contained new village of approximately 4,500 persons contains within a perimeter road. Further expansion of the village is precluded as it is heavily constrained by the Cambridge Green Belt, the close proximity of adjoining settlements and the generally open character of the surrounding countryside which forms part of a Landscape Character Area.

BARRINGTON

(Inset Proposals Map No.6)

6.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

6.02 Barrington village lies in the valley of the Cam some 7 miles south-west of Cambridge between the A603 and the A10. The parish covers 923 hectares (2,282 acres).

History and Settlement

6.03 The parish boundaries of Barrington follow the River Cam on the south and an ancient track along the ridge of White Hill called Mare Way. The original settlement was parallel to the River Cam on each side of the long village green from which several narrow lanes lead southwards towards the River. One of these leads to the watermill. The parish church stands at the east end of the Green and is probably an example of early encroachment. A smaller green, Challis Green lies to the south of the church. Around the Greens are timber-framed and thatched cottages and farmhouses. One group is sited on the Green. The village green was previously awarded by the Charity Commissioners to the Cottages of Barrington but it is now administered by a Board of Trustees. The water meadows beside the water mill are of scenic importance.

6.04 Clunch has been quarried in the parish from medieval times. Today chalk and clay are used in the manufacture of bricks and cement.

6.05 The parish church dates from the early thirteenth century. It is sited near Barrington Hall which has seventeenth century origins and is built near the site of a former manor. Newlyn, is a fourteenth century aisled hall and The Royal Oak, built in the 1400's, is an open hall of a Wealden type. Prosperous eighteenth century brick farmhouses contrast with the timber-framed and thatched cottages.

6.06 The open fields were enclosed in 1796. The Green was used for grazing by the cottagers in the nineteenth century and early this century. Today the land is mainly farmed as arable.

6.09 Among the areas of Archaeological Interest are the remains of an iron age settlement and Anglo-Saxon burial ground at the rear of properties at West Green, Orwell Road.

(Source: Victoria County History)

Recent Planning History

6.10 In 1918 a new cement works was built with a light railway joining the London-Cambridge line. In 1962 the new owners Rugby Portland Cement Co. extended the works substantially.

6.11 Until the 1960's there was little growth outside the village's traditional limits. Since then new buildings, mostly bungalows, have been built along the roads to the east and west. The largest development has been to the east of the Green e.g. Malthouse Way and Glebe Road where the properties provide a clear edge to the Cambridge Green Belt.

6.12 The population in 1951 was 500; by mid 1991 it was 970 and by mid 1996 it was 990.

Services and Facilities

6.13 At the time of survey Barrington only had a modest level of services and facilities. These included a General Store/newsagents, one post office, a public house, primary school, one public hall and a bowling green while the village green is also used as a recreation ground.

6.14 The primary school has permanent accommodation for 90 pupils and temporary accommodation for 60. At January 2001, there were 137 pupils on the roll. Secondary age pupils attend Melbourn Village College.

6.15 The village is on mains sewerage, which is linked to the treatment works at Foxton.

Planning Constraints

6.16 The eastern edge of Barrington village forms part of the outer boundary of the Cambridge Green Belt. The village lies within the East Anglian Chalk Landscape Character Area and Natural Area, and is also located in the Area of Restraint south of Cambridge.

6.17 The Conservation Area which was designated on 9 July 1973 covers the Green and most of the properties and land which surround it, including the area around the parish church. In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one Grade I, two Grade II* and 47 Grade II buildings.

6.18 There are Sites of Archaeological Interest.

Planning Policies

6.19 With its existing level of services and facilities Barrington has been identified as a Group Village Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site.

6.20 The need to retain the character of the Conservation Area, which is strongly dependent on the setting of important Listed Buildings around the Green, limits the opportunities for further development.

6.21 Any proposed new building will be subject to the policies outlined in Part I of the Local Plan. The character of the Green, the open fields, riverside meadows and undeveloped frontages will be protected by the policy and use of Protected Village Amenity Area notation.

POLICY BARRINGTON 1: Within the Barrington Conservation Area the special open character of the Green will be maintained and the District Council will not permit any development which would adversely affect the setting of this important open area.

POLICY BARRINGTON 2: The District Council will resist any encroachment south of the Green towards the river in order to retain the important rural character of this part of the village.

6.22 Barrington Cement Works to the north of the village has a location in the open countryside and therefore further extensions to the site will be strictly controlled to minimise the impact in the surrounding landscape.

BARTLOW

(Inset Proposals Map No. 7)

7.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

7.02 Bartlow lies 12 miles south-east of Cambridge, just to the north of the county boundary with Essex. It is sited at the crossing of the Linton to the Camps road with the road from Ashdon to West Wrating.

7.03 Boundary changes in April 1989 increased the hectarage of the parish from 155 hectares (385 acres) in 1971 to 183 hectares (454 acres).

History and Settlement

7.04 Bartlow is a small compact settlement bounded on the east by the grounds of Bartlow Park. The defined parish boundary to the south includes the Bartlow Hills, said to be the finest Romano-British burial mounds in Britain. On the west side the parish boundary follows the road from Ashdon to West Wrating and on the north side a bank called Bartlow Broad Bank. Streams from the east and north join to form the River Granta with the River Bourn flowing westwards.

7.05 The parish church dating from the twelfth century was restored in 1879. The Old Hall, Maltings Cottages, and the Forge have sixteenth century origins. Together with the Three Hills P.H. built in the seventeenth/eighteenth century they are all traditionally built of timber frame, plastered with plain tile roofs. Nineteenth century buildings include the Dower House and rectory; Bartlow Park built in 1962 replaced Bartlow House. Bartlow station was closed in 1967.

7.06 The open fields were finally enclosed in 1862. The land still remains as arable land and grazing land for sheep. The parish was in medieval times sited within ancient woodland and the small hamlets attached to the village are characteristic of this.

7.07 The disused railway tracks (Grid Ref: 5844) are County Wildlife Sites.

7.08 The Bartlow Hills are Scheduled Ancient Monuments. Their listing is recorded in the Cambridgeshire List.

(Source: Victoria County History)

Recent Planning History

7.09 Building this century has been limited to individual dwellings and plots.

7.10 The population in 1951 was 70; by mid-1991 this had increased to 90 and increased again to 110 by mid-1996.

Services and Facilities

7.11 Bartlow is one of the smallest villages in South Cambridgeshire and has a small range of services and facilities. At the time of survey it had a post office/shop (supplemented by a mobile shop), a public house and a village hall. There was no formal outdoor recreational area.

7.12 Children attend the primary and secondary schools in Linton.

7.13 The village has no mains sewerage.

Planning Constraints

7.14 Bartlow is within the South Suffolk and North Essex Clayland Landscape Character Area, the East Anglian Plain Natural Area and the Area of Restraint south of Cambridge. It is bounded on its northern edge by high quality grade 2 agricultural land with grade 3 to the south. The Conservation Area which was designated on 19 July 1978 includes the whole of the built-up area of the village, the outlying farmsteads and the Area of Archaeological Interest to the south. In the lists of Listed Buildings, published by the Department for Culture, Media and Sport there are five Grade II and one Grade I building. These lists are not finite.

7.15 There are Scheduled Ancient Monuments and Sites of Archaeological Interest.

Planning Policies

7.16 As a small village with a limited service base, Bartlow has been designated as an Infill village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

7.17 Infill development which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.

7.18 Any new building would therefore have to be sympathetically designed and sited in order to protect the existing Listed Buildings and the qualities of the Conservation Area in order to maintain the intrinsic rural character of the village.

BARTON

(Inset Proposals Map No. 8)

8.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

8.02 Barton lies 3 miles west of Cambridge immediately to the north of the A603 and about one mile south-west of the M11. The parish covers 742 hectares (1,834 acres).

History and Settlement

8.03 The village of Barton is centred on the medieval parish church, the remains of a large village green on the west side, and the green at Bird's Farm to the south. Several ancient trackways cross the parish and one linked Barton to the small hamlet of Whitwell, now Whitwell Farm. The road from Lords Bridge was probably the Roman road, Akeman Street. The village boundaries on the east and west sides follow ancient enclosure field boundaries: Bourn Brook on the south side and the Cambridge Road on the north side. Lords Bridge railway station was opened in 1862 and closed by 1965.

8.04 The character of the original village was principally of large farmhouses, weatherboarded farm buildings and cottage groups. The farmhouses and cottages date from the fifteenth century and are timber-framed and plastered with plain tile or longstraw thatched roofs. This traditional form of building continued to be used into the 1800's. Brick was not in common use until the Victorian period.

8.05 The open fields were enclosed by 1839. 1.6 hectares of the leys were allotted as the recreation ground at this time. The land is farmed today as arable with some pasture.

8.06 The Roman barrow 150 yards (140m) north-west of Lords Bridge Station is a Scheduled Ancient Monument.

(Source: Victoria County History)

Recent Planning History

8.07 Ribbon development has taken place away from the main body of the village on Cambridge Road south of the New Road junction. Since the Second World War there has been infilling by single plots and expansion, mainly in the form of housing estates. These housing estates include Kings Grove which forms an extension of the settlement northwards. Low density development has taken place along Comberton Road and at Mailes Close to the north of the High Street. Overall the settlement has an irregular shape with development extending outwards from a low density nucleus while open countryside penetrates right into the built-up area giving a rural character.

8.08 The population in 1951 was estimated at 530; by mid 1991 this had increased to 810 and to 820 by mid 1996.

Services and Facilities

8.09 Barton has a relatively good service provision. At the time of survey it had a post office/shop, two public houses, a primary school and a small recreation ground. The range of facilities at Burwash Manor Farm and the garage on the A603 also provide basic services to the village.

8.10 There was permanent accommodation at the primary school for 90 pupils and temporary accommodation for 30. At January 2001 there were 86 pupils on the school roll. Secondary age pupils attend Comberton Village College.

8.11 The village has mains sewerage which is linked to the treatment works at Haslingfield.

Planning Constraints

8.12 The village is surrounded by the Cambridge Green Belt and by high quality agricultural land of grade 2 quality except to the south where it is grade 3. Barton is in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area.

8.13 The original Conservation Area, designated on 19 July 1978 around the village green, was extended on 12 November 1987 to cover the southern part of the village.

8.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are three Grade II*, and 19 grade II buildings. The lists are not finite.

8.15 There is a Scheduled Ancient Monument and Sites of Archaeological Interest.

Planning Policies

8.16 With its level of service provision Barton has been identified as a Group village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site. Important open frontages and unbuilt amenity areas add to the character of the settlement and bring the countryside into the village. Those areas which are not protected by the Green Belt, on the southern side of New Road must be protected from development.

8.17 The central village green is visually important and should be maintained and enhanced where possible. The low density character of the area west of Manor Farm on Comberton Road should be retained and where infill and backland development will be resisted in order to maintain the character of this part of the village.

8.18 Infill development which will affect the Conservation Area or the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan. Any proposed new building will have to be sympathetically designed and sited

in order to protect the existing Listed Buildings and the qualities of the Conservation Area.

8.19 Extension and consolidation of the isolated development east of Cambridge Road and on Roman Hill will not be permitted as it lies in the open countryside and is designated Green Belt.

BASSINGBOURN-CUM- KNEESWORTH

(Inset Proposals Map No. 9)

9.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

9.02 The separate parishes of Bassingbourn and Kneesworth were amalgamated to form one parish in 1966. Kneesworth lies astride the A1198 (the old A14) some 13 miles south-west of Cambridge and 3 miles north of Royston; the larger settlement of Bassingbourn is about a mile further west. The parish covers 1,651 hectares (4,082 acres).

History and Settlement

9.03 The parish is bounded on the south by the Icknield Way and Ashwell Street; these boundaries have been altered several times and most recently in 1989 when an area north of Royston was given to Hertfordshire.

9.04 Bassingbourn High Street is part of a minor road from Litlington which crosses a tributary of the Cam or Rhee at Brook Bridge and continues eastwards along The Causeway to cross the Old North Road at Kneesworth. This road and Ashwell Street were two parallel tracks associated with the ancient trade routes of the Icknield Way.

9.05 The parish church of Bassingbourn and Manor Farm on the north side are the nucleus of the original settlement with some surviving medieval buildings. There were several manors in Bassingbourn; Castle Manor was sited on a now partly destroyed moated site. Sheep farming, carried out until 1925, dominated farming and other activities. In 1849 as a result of the agricultural riots, 11 farms were partly destroyed. The village has always been a centre for craftsmen; in the nineteenth and twentieth centuries light industry included a saddlery, gas works and iron foundry.

9.06 The hamlet of Kneesworth has several farms - the Red Lion was formerly a farmhouse. The number of buildings increased after the opening of the railway in Royston. Kneesworth House occupies a site to the south which was wooded by the eighteenth century.

9.07 The buildings of the parish reflect its historic development and change. The earliest buildings are built traditionally of timber frame, plastered with plain tile or thatched roofs. Rebuilding and building in the 1700's and 1800's has been in brick with some flint building though cottages continued to be built in timber frame or clay lump. Farm buildings are timber-framed or weatherboarded and those rebuilt after the arson attacks are of gault brick enclosing central yards with high brick walls. The two parishes both had water mills. Bassingbourn mills have been converted to houses. The open fields and common pastures were enclosed by 1804.

9.08 Bassingbourn Barracks (Grid Ref: 3346) is a County Wildlife Site.

9.09 The following sites are Scheduled Ancient Monuments - Moated Site called John O'Gaunt's House, Castles Manor, (Grid Ref: 325452), and sites revealed by aerial photography (Grid Refs: 338420, 339421).

(Source: Victoria County History)

Recent Planning History

9.10 By the early 1900's the village was well developed along High Street and at both North End and South End as well as along Spring Lane. Since then infill development has created a more continuous frontage. To the north of the village lies Bassingbourn Barracks for which married quarters were built off the Old North Road. Other new houses have been built north of Church End, including the local authority council estate at The Fillance to the north-west, and south of The Causeway. The north side of The Causeway was developed mainly in the 1970's when more extensive developments were also built east and west of Spring Lane. Growth was temporarily halted in 1973 as there was no spare capacity at the local sewage works. The southern part of the village remains low density and open in character, presenting a rural aspect as the ground rises to Royston Heath.

9.11 More recent development includes housing association dwellings developed by Granta Housing Association at Orchard Close and also local authority dwellings at Tower Close. Speculative residential development north of High Street at Elbourn Way and Kefford Close has taken place as a result of a housing allocation in the South Cambridgeshire Local Plan 1993.

9.12 In mid 1951 the population was about 1,040. By mid 1991 this had risen to 3,710 which includes the armed forces personnel. This figure had fallen to 3,550 by mid 1996.

Services and Facilities

9.13 Bassingbourn-cum-Kneesworth is one of the larger villages in South Cambridgeshire. At the time of survey there were 2 food shops, 3 other shops, and three public houses. There is also both a primary school and a village college together with facilities for public meetings in the schools.

9.14 There was permanent accommodation at the primary school for 360 pupils and no temporary accommodation. At January 2001, there were 315 pupils on the roll. At the same date there was capacity for 560 pupils at the Village College where were 590 on the school roll.

Planning Constraints

9.15 Bassingbourn-cum-Kneesworth is in the East Anglian Chalk Landscape Character Area and Natural Area, and lies within the Area of Restraint south of Cambridge. It is also surrounded by high grade agricultural land.

9.16 A Conservation Area was designated on 21 September 1973 and covers most of the old centre of the village along North and South End and the High Street. It was extended in January 1993. A Conservation Area Grant Scheme was inaugurated in 1992-93.

9.17 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there is one grade I, and 67 grade II buildings. These lists are not finite.

9.18 There are Scheduled Ancient Monuments and Sites of Archaeological Interest.

Planning Policies

9.19 With its existing level of services and facilities Bassingbourn has been identified as a Limited Rural Growth Settlement. Residential development and redevelopment up to a maximum scheme size of 30 dwellings will be permitted on unallocated land within the village frameworks of Limited Rural Growth Settlements, subject to the criteria set out in policy SE3, and other policies of the plan.

9.20 The development of any site which will affect the Conservation Area and the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.

POLICY BASSINGBOURN 1: The site on the northern side of High Street/The Causeway amounting to some 0.76 ha (residue) is allocated for residential development on the Bassingbourn-cum-Kneesworth proposals inset map.

Development of this site will be subject to policy HG7 for the provision of affordable housing. Where affordable housing is required, planning permission or renewal of planning permission will not be granted until a legal agreement has been signed ensuring such provision.

9.21 Within this area, the District Council will seek a range of housing types and sizes, including a proportion of affordable housing secured by a Section 106 Agreement.

9.22 The development north of the High Street will have traffic implications for Kneesworth. Contributions will be sought from the developers of the allocations for safety improvements at the junction at the end of the Causeway. Permissions will not be granted or renewed on the site until such agreement is reached.

9.23 Allocation 1 is of archaeological interest with potential for Medieval and Post Medieval remains of village development. An archaeological evaluation of the site is required to assess any remains and any mitigation needed to adequately investigate and record those remains.

POLICY BASSINGBOURN 2: Substantial growth in Bassingbourn will be dependent upon the improvement of the A1198/The Causeway junction.

9.24 Most of the traffic generated by new development in Bassingbourn will make use of the A1198. This is likely in due course to lead to the need for suitable

improvement of the junction of the A1198 and The Causeway. As a result developers will be expected to contribute to any such improvements. Any contributions will relate in scale and kind to the proposed development in accordance with a formula relating the traffic generated by the new development to the volume of other traffic using The Causeway.

9.25 The framework around the village has been drawn tightly to preclude any further peripheral development, particularly at South End and Spring Lane where the character is of country lanes. The coalescence of Bassingbourn and Kneesworth would result in ribbon development along the entire length of The Causeway and will be resisted.

POLICY BASSINGBOURN 3: Development in Kneesworth will be restricted to infilling within the framework of the settlement.

9.26 Kneesworth is a small settlement astride the A1198. It is separated from Bassingbourn by stretches of open countryside along The Causeway. The District Council considers that this should not be consolidated, in order to retain the separate identity of the two settlements. In view of the very limited facilities available in Kneesworth, and the problems of access onto the A1198, a policy of infill only within the defined framework of the settlement will be pursued here.

9.27 There are also two detached parts of Kneesworth with their own village frameworks, that were formerly part of Bassingbourn Barracks, based around Cambridge Crescent and Cardiff Place. Within these frameworks, a policy of infill development only will apply.

BOURN

(Inset Proposals Map No.10)

10.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

10.02 (The new village at Cambourne, west of Cambridge lies predominantly within the parish of Bourn. It is the subject of a separate inset text (inset number 102 of this Plan)).

Location

10.03 Bourn lies about 8 miles south-west of Cambridge about 1 mile to the east of Ermine Street. The parish covers 1,600 hectares.

History and Settlement

10.04 Bourn parish lies between the Cambridge-St Neots Road to the north and Ermine Street to the south-west. The eastern and western boundaries follow field boundaries and part of the ancient track of Porter's Way. The parish is divided by Bourn Brook, the main settlement lying in the valley beside the brook and along lanes to the north and south, Crow End and Riddy Lane to the north and south. The fine parish church lies to the north-east of Bourn Hall situated on the eleventh century castle site of Picot, Sheriff of Cambridge. There were several manors in Bourn in the medieval period. Manor Farm retains, in the farmhouse, the aisled hall of possibly the thirteenth century Manor House of Barnwell's Manor. The seventeenth century post mill at Caxton End is the oldest in the country. Bourn Hall and the estate belonged to the de le Warr family until 1883; many of the estate cottages and farmhouses were altered or built in the 1830-1840's.

10.05 The twelfth century church has a very fine tower built in the 1200's. Bourn Hall was built in 1602, but has been the subject of many alterations. Most of the sixteenth and seventeenth century farmhouses and cottages were built traditionally of timber frame, plastered, with thatched or plain tiled roofs. Walls and extensions to them were built from the large red estate manufactured brick. Buildings continued to be built of timber frame into the nineteenth century, though by the 1830's most farmhouses were built of red brick and exceptionally gault brick and many have dated plaques. Manor Farmhouse dates from the 1200's. The great weatherboard barn and farm buildings are outstanding as examples of buildings of this type within the village and South Cambridgeshire.

10.06 The open fields and commons were enclosed in 1809 and 1820. Plantations of woodland were recorded around Bourn Hall by 1871.

10.07 The following sites are of County Wildlife Sites, The Dene Grassland (Grid Ref: 317547), Cambridge-Bedford disused railway (Grid Ref: 3355), Bourn Wood (Grid Ref: 313555), Riddy Lane (Grid Ref: 3156), Alms Hill RSV (Grid Ref: 325569) and Bucket Hill Plantation Grassland (Grid Ref: 345587).

10.08 The following sites are Scheduled Ancient Monuments - Moulton Hills or Alms Hill tumuli (Grid Ref: 325571 and 326571), Bourn Windmill (Grid Ref:

312580). A Ringwork and Bailey Castle and 17th Century formal gardens remains at Bourn Hall.

(Source: Victoria County History)

Recent Planning History

10.09 In the nineteenth century most of the village was located on rising ground south of the brook, along the High Street, close to the Church and Bourn Hall. Development later took place north-west of the High Street to Caxton End. The high flat land south of the A428 was used as an airfield for the Second World War. The village has grown particularly since World War Two. Local authority houses were built at Hall Close in the mid 1950's and private estates such as Baldwins Close and Meadow Rise in the 1970's. Kingfisher Close was built in the 1980's. New building has tended to be sited in between the four main roads leading out from the centre to provide a fairly compact village structure, the exception being the ribbon development southwards on Gill's Hill. The new village of Cambourne currently lies mainly in Bourn Parish.

10.10 In 1951 the population was 1,050. By mid 1991 it had decreased to 1000 but had risen again to 1,060 by mid 1996.

Services and Facilities

10.11 At the time of survey, the village had one post office/shop. It also has 3 public houses, a primary school, a public hall and a recreation ground. There is also a doctor's and dentist's surgery.

10.12 The primary school has permanent accommodation for 120 pupils, and temporary accommodation for 30. At January 2001, there were 126 pupils on the school roll. Secondary age pupils attend Comberton Village College.

10.13 There is sewage treatment works in the village which also serves several nearby settlements.

Planning Constraints

10.14 Bourn lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area and is almost entirely surrounded by high grade agricultural land. The Conservation Area was designated on 4 December 1974 and covers the central area of Bourn where the four main roads meet.

10.15 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are two Grade I, two Grade II* and 49 Grade II buildings. These lists are not finite.

Planning Policies

10.16 With its existing level of services and facilities, Bourn has been identified as a Group Village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site. The framework has been drawn around existing

properties and excludes Bourn Hall, which lies beyond the built-up area in the countryside.

10.17 Any new building which will affect the character of the Conservation Area or the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.

BOXWORTH

(Inset Proposals Map No.11)

11.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

11.02 Boxworth is 8 miles west of Cambridge, only one and a half miles off the A14T and 3 miles north of the A428. The parish covers 1,053 hectares (2,602 acres).

History and Settlement

11.03 Boxworth parish forms an irregular strip some 4 miles long stretching from the Cambridge to Huntingdon Road (via Devana) in the north as far as the Cambridge to St Neots Road in the south. The village is situated in the northern half of the parish, with post enclosure farmhouses outlying it to the south. The former village street ran from the triangular green in the west, as it does today, but continued before the enclosure to the Manor House Farm and to Lolworth. A four-sided green north-east of the parish church, and the back lane has been incorporated into the grounds of the rectory.

11.04 The twelfth century parish church has been altered several times. The Golden Ball Inn represents one of the few seventeenth century timber-framed and thatched buildings; the main farmhouses were altered or rebuilt in the eighteenth and nineteenth centuries in red brick or gault brick. The eighteenth century cottage row is noteworthy.

11.05 The final enclosure of the open fields was in 1837; mostly arable today there is some grazing land.

11.06 There are three Areas of Archaeological Interest to the rear of the High Street and School Lane: the properties and the land to the rear of Farm Close, and the land at the Grange south of the village. The moated site at Overhall Grove (Grid Ref: 338632, 336631) is a Scheduled Ancient Monument.

(Source: Victoria County History)

Recent Planning History

11.07 The earliest buildings of farmsteads and cottages on the High Street were later joined by more modern development, including local authority housing which retained the linear character of the settlement. More recently the redevelopment of Cuckoo Pastures has taken place on the southern side of the High Street.

11.08 In 1951 the population was 200; the population at mid 1991 was 190 and 230 by mid 1996.

Services and Facilities

11.09 The village has a very low level of existing services and facilities, essentially only a public house and a village hall.

11.10 Primary age children attend Elsworth Primary School and secondary age pupils attend Swavesey Village College. The village has mains sewerage which is linked to the treatment works at Uttons Drove which is adequate for the limited development proposed at Boxworth.

Planning Constraints

11.11 Boxworth lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area and is surrounded on its southern edge by high grade agricultural land. In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one Grade II*, and six Grade II buildings. These lists are not finite.

11.12 There is a Scheduled Ancient Monument and Sites of Archaeological Interest.

Planning Policies

11.13 With a low level of services and facilities, Boxworth has been identified as an Infill Only Village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Because of the rural character of the village, opportunities for further infill are considered to be limited. The green forms an important open space within the village framework and, along with important open frontages onto the main street, gives a strong rural character. The Church, Church Farm and the Rectory lie in the open countryside beyond the built-up area and are set in spacious attractive grounds at the eastern entrance to the village.

11.14 Any new building which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan. The character of the open fields and undeveloped frontages are identified by the Important Countryside Frontages.

CALDECOTE

(Inset Proposals Map No. 12)

12.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

12.02 The parish of Caldecote is some 6 miles west of Cambridge on the south side of the A428; it covers 407 hectares (1,007 acres).

History and Settlement

12.03 Caldecote may have originated as a hamlet of Bourn. The parish lies between the St Neots to Cambridge Road on the north and Bourn Brook on the south and part of the western boundary follows a tributary of the brook, and on the eastern boundary Hardwick Wood. Before the enclosure Caldecote was crossed by several ancient trackways. Strympole Way extended northwards to half the length of the parish and served as the village street. Two original settlements can be identified as farm groups to the south near the church, and half a mile north of the church. Highfields Caldecote, south of the St Neots to Cambridge Road, developed in the early twentieth century.

12.04 The parish church is from the fourteenth century with some later rebuilding. The former rectory has remains of a fifteenth century building. The remaining farmhouses with the exception of Clare College farmhouse are late sixteenth or early seventeenth centuries and are timber-framed and plastered with thatched or plain tiled roofs. Extensions and alterations were made by brick in the nineteenth century - Clare College farmhouse of gault brick is dated 1808.

12.05 The open fields and commons were enclosed in 1854 and most of the land is farmed as arable or is grazed.

12.06 The Meadows (Grid Ref: 347577) is a Site of Special Scientific Interest; Manor Farm Meadows (Grid Ref: 349561) and Jason Farm Grassland (Grid Ref: 353581) are County Wildlife Sites.

(Source: Victoria County History)

Recent Planning History

12.07 The settlement pattern changed in this century. A strip of land to the north was sub-divided into smallholdings with bungalows. The majority of this development was serviced by unadopted roads and it was to some extent sporadic and resulted in the centre of activity moving from the south to the north of the parish, to a settlement now known as Highfields Caldecote - a village hall, post office and shop were built to serve the new community. Gradual consolidation took place, but despite infilling and some refurbishment and redevelopment, the village did not grow significantly until the late 1990s, when declining school rolls in the primary school generated support for further development in the village.

12.08 The population in 1951 was 400. By mid 1991 this had increased to 590 and to 610 by mid 1996.

Services and Facilities

12.09 At the time of survey the village had one post office/shop, a primary school with some limited recreational facilities, a public hall and a social club for community use. The shop has since closed. The primary school has capacity for 90 pupils. At January 2001 there were 49 pupils on the school roll. Secondary age pupils attend Comberton Village College.

12.10 The village has mains foul sewage which is linked to the treatment works at Bourn.

Planning Constraints

12.11 Highfields Caldecote is located in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area and is surrounded by grade 3 agricultural land. A Site of Special Scientific Interest is located in the centre of the parish. In the lists of Listed Buildings published by the Department for Culture, Media and Sport there is one Grade II* and 12 Grade II buildings. A K6 telephone kiosk on the Main Street is also listed. These lists are not finite. A Conservation Area was designated for the hamlet of Caldecote in the south of the parish on 19 May 1988. There are sites of archaeological interest.

Planning Policies

12.12 Highfields Caldecote is defined as a Group Village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site.

12.13 The existing A428 junction design results in difficulty for traffic turning into and exiting Highfields Road. Further junction improvements are necessary to ensure that the increased traffic movements at this junction can be satisfactorily accommodated. Early discussions with the Department are therefore advised before planning applications for residential development are submitted. The improvements to the A428 junction required as a result of the proposed development will be developer-funded.

POLICY CALDECOTE 1: The site between Highfields Road and East Drive amounting to some 11.8 ha in extent as shown on the Highfields Caldecote proposals inset map, is allocated for residential development.

Development of this site will be subject to policy HG7 for the provision of affordable housing. Where affordable housing is required, planning permission or renewal of planning permission will not be granted until a legal agreement has been signed ensuring such provision.

12.14 This site currently forms part of a mixture of garden and agricultural land between Highfields Road and East Drive and lies between two linear housing areas along these two roads. Hall Drive bisects the site and may provide a future major access to the site. The large size of this site will require the provision of formal / informal open space in line policy RT2 in part 1 of the Local Plan. Proposals will also need to incorporate suitable access onto the main road, particularly in the southern part of the site where the primary school will require safe and easy pedestrian access. There may be a possible archaeological interest in the site and applications must therefore be presented to the County Archaeologist.

12.15 Potential developers are advised that as dog boarding kennels adjoin the southern boundary of the site any development will require the provision of a suitable noise barrier.

12.16 The extension of the primary school is crucial to the further expansion of Caldecote. The District Council, in conjunction with developers and the County Council will identify land adjacent to the existing school which is suitable for this purpose, with reference to Policy EN9 in the Environment and Conservation Chapter in Part 1 of the Local Plan. Any development should take into account Caldecote Meadows and Hardwick Wood, given the proximity of these SSSI's to the housing allocations.

POLICY CALDECOTE 2: Planning permission for the residential allocation in Policy Caldecote 1 shall not be granted until a suitable legal agreement has been concluded with the developers of the residential allocation, or parts thereof, providing for contributions towards the primary school, a new village hall and for a formal/informal recreation area to the east of Bucket Hill and New Barns plantation.

12.17 The proposed recreation area will be needed to provide for the recreational needs of the expanded village. It is located adjoining the primary school to allow for joint use by the community and the school.

12.18 The hamlet of Caldecote and the ribbon of development along St Neots Road lie outside the identified framework of the settlement and development will be restricted to those uses that require a countryside location. This is particularly

important along St Neots Road where consolidation of development on the outer boundary of the Cambridge Green Belt would be damaging to the setting of the city. A Conservation Area was designated for the hamlet of Caldecote on 19 May 1988.

CARLTON

(Inset Proposals Map No. 13)

13.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

13.02 The parish lies some 14 miles south-east of Cambridge. As well as the village of Carlton, the parish includes the hamlets of Carlton Green to the south and Willingham Green to the west. It covers 977 hectares (2,415 acres).

History and Settlement

13.03 The parish is derived from two villages with a number of hamlets and isolated farmhouses surrounded by ancient enclosures. The parish stretches for 5 miles from the old Newmarket Road south-eastwards widening to the Suffolk boundary. The head waters of the Suffolk Stour rise in the parish. Carlton, Carlton Hill, Carlton Green and Willingham Green continue to be settled areas; new building by 1871 occurred along the road from Brinkley to Hall Farm.

13.04 The twelfth century church at Carlton was restored in 1885; the chapel at Willingham Green was ruinous by 1807.

13.05 Lophams Hall sited within a moat has been dated to the fifteenth century. The Old Rectory is from the sixteenth century, and several seventeenth century cottages have later alterations. Built traditionally from timber frame, plastered, and with long straw thatch, plain tiled and pantiled roofs, the eighteenth century alterations were made in local red brick.

13.06 The open fields were enclosed by 1800 and Carlton Grange Farm was built at this time.

13.07 Formerly a woodland parish, Carlton-cum-Willingham is characteristically divided into small hamlets. Lophams Wood and other woods are surviving parts of the ancient woodland.

13.08 Lophams Wood (Grid Ref: 6551) and Carlton Lane (Grid Ref: 633533) are County Wildlife Sites.

(Source: Victoria County History)

Recent Planning History

13.09 In 1951 the population was 270. By mid-1991 it had fallen to about 200 and fallen again to 190 at mid 1996.

Services and Facilities

13.10 Carlton is one of the least populous parishes in South Cambridgeshire and has virtually no services and facilities apart from the basic utilities. Primary age children go to the school at Burrough Green and secondary age pupils attend Linton Village College.

13.11 There is no mains sewerage.

Planning Constraints

13.12 Carlton lies in the South Suffolk and North Essex Clayland Landscape Character Area and the East Anglian Plain Natural Area and also in the Area of Restraint south of Cambridge. It is surrounded by high grade agricultural land.

13.13 In the list of Listed Buildings published by the Department of the Environment there is one Grade II* and ten Grade II buildings. These lists are not finite.

Planning Policies

13.14 As a small village with a very limited service base, Carlton has been identified as an Infill Village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Carlton Green and Willingham Green lie outside the main village, and the District Council will resist further infill in these isolated hamlets where the predominant character is of open countryside.

13.15 Infill development which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.

CASTLE CAMPS

(Inset Proposals Map No.14)

14.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

14.02 Castle Camps lies in the extreme south-east of the District, 15 miles south-east of Cambridge and only 2 miles from Haverhill, on some of the highest ground in Cambridgeshire; the village is over 130 metres above sea level. It lies off the major road network, the nearest main road being the A604 Cambridge/Haverhill Road some 3 miles to the north. The parish covers 1,294 hectares (3,198 acres).

History and Settlement

14.03 The parish is roughly triangular in shape; the parish boundary to the south-west possibly follows the ancient woodland and county boundaries. The eastern boundary follows the former boundary of Camps Park and the northern boundary is shared with Shudy Camps parish. The isolated farms and scattered settlements of the parish are characteristic of an area of ancient woodland. These original settlements survive in Camps Green, Camps End and Olmstead Green today. The village derives its name of Castle Camps from the eleventh century motte and bailey castle and parkland of the De Vere's, Earls of Oxford. The present settlement lies to the north-east.

14.04 The thirteenth century parish church, Castle Farm, built from reclaimed stone in the eighteenth century and the eighteenth century cottages are sited beside the Castle. Most of the farmhouses and cottages in the parish date from the seventeenth to the nineteenth centuries with the exception of Olmstead Hall which is sixteenth century. The buildings are timber-framed and plastered with long straw or plain tiled roofs. Some eighteenth century brick buildings have slate roofs; most farm buildings are weather-boarded.

14.05 The remaining open fields were enclosed by 1858. The land continues to be used for arable and grazing.

14.06 Langley Wood east of Camps End is mentioned in the seventeenth century.

14.07 Woolpack Grove and RSV (Grid Ref: 607431), Bolts Hill RSV (Grid Ref: 619425), Castle Camps Churchyard (Grid Ref: 625425) and Pond Bay Path (Grid Ref: 630429) are County Wildlife Sites.

14.08 Castle Camps and the deserted medieval site adjoining Castle Camps are both Scheduled Ancient Monuments.

(Source: Victoria County History)

Recent Planning History

14.09 In 1951 the population was 510. By mid-1991 this had risen to 600 of which 470 lived in Castle Camps village. By mid 1996 this total figure had risen to 640.

Services and Facilities

14.10 The village has one post office/store, a butchers, one public house, a primary school, a bowling green and a recreation ground.

14.11 At the time of survey, there was permanent accommodation at the primary school for 150 pupils. At January 2001 there were 130 pupils on the school roll. Secondary age pupils attend Linton Village College.

14.12 The parish is served by a sewage treatment works between Castle Camps and Shudy Camps.

Planning Constraints

14.13 Castle Camps lies in the Area of Restraint south of Cambridge and in the South Suffolk and North Essex Clayland Landscape Character Area and the East Anglian Natural Area. The village is surrounded by grade 2 agricultural land. The settlement is characterised by a strong linear form of development, particularly on High Street.

14.14 In the lists of Listed Buildings published by the Department of the Environment there is one Grade II* and twenty-three Grade II buildings. These lists are not finite. Infill development which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan. A Conservation Area covering most of the built-up areas was designated in February 1992.

14.15 There are Scheduled Ancient Monuments and Sites of Archaeological Interest.

Planning Policies

14.16 Castle Camps has a limited range of services, but these do include the provision of a primary school and it has therefore been classified as a Group Village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site. Opportunities for such development are limited because of the linear nature of the settlement, and the District Council would only consider giving planning permission on sites which lie within the built-up framework and which include the provision of smaller homes for first time buyers.

14.17 Any proposed new development must be sympathetically designed and sited in order to protect the existing Listed Buildings and the site of Archaeological Interest.

14.18 Camps End is a small hamlet to the south-west of Castle Camps where countryside policies will apply i.e. there is a general presumption against development, except for agriculture.

CAXTON

(Inset Proposals Map No.15)

15.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

15.02 The new village of Cambourne, west of Cambridge currently lies partly within the parish of Caxton. It is the subject of a separate inset text (inset number 102 of this Plan).

Location

15.03 Caxton lies some 10 miles from Cambridge, Huntingdon, St Neots and Royston on Ermine Street (the A1198) just over a mile south of the junction of that road with the A14T at Caxton Gibbet in the west of the District.

History and Settlement

15.04 Caxton parish is triangular in shape - the northern boundary follows the Cambridge - St Neots Road. At the Bourn parish junction the Great North Road enters the parish bisecting it in two. This road has been important to the village from early times. A market was established by the fourteenth century on the east side with important inns and a posting stage between London and York was also established. The traffic and business generated by the Great North Road continued into the 1800's. The parish was formerly well-wooded and had several manors. These can be identified by their moated sites or outlying farms. The original settlement to the west and south of St Peter's Street survives as earthworks and the parish church and farms.

15.05 The parish church dating from the thirteenth century was restored in the nineteenth and twentieth centuries. The former inns were converted to farmhouses and the manor house in the nineteenth century. They were timber-framed and plastered with plain tile roofs. In the 1700's the inns were refronted and altered in red brick with further alterations in the nineteenth century when a number of brick cottage rows were built. This may have been as a result of two serious fires in 1896 and 1897. Caxton Hall, set in its own grounds, was built in c.1670 and has early eighteenth century and later alterations.

15.06 The open fields and commons were enclosed in 1835; the land is farmed as arable with some pasture. There is an area of woodland north of Swansley Wood Farm. Caxton Moats (Grid Ref: 295586) is a County Wildlife Site.

15.07 To the west of the village, a large area around the church, Caxton Hall and St Peter's Street is an Area of Archaeological Importance. There are moated sites at Caxton Pastures, and Swansley Wood Farm. The Moats (Caxton Moates Grid Ref: 295596) are Scheduled Ancient Monuments.

(Source: Victoria County History and the Royal Commission on Historical Monuments)

Recent Planning History

15.08 Since the Second World War, the village has grown to the north with a small local authority housing estate at Brockholt Road, while a number of individual houses have been built along Bourn Road. The development resulting from allocations in the South Cambridgeshire Local Plan 1993 is virtually complete - these sites are now known as Taskers Field and Kingsgate.

15.09 The population reached a peak of 631 in 1871 from which it declined, to 451 in 1901 and 380 in 1951. By mid 1991 the population was 330. This had increased to 410 by mid 1996.

Services and Facilities

15.10 As a small village Caxton has few facilities. Although it does have a public house, there is no longer a primary school. Children of primary school age go to Bourn and then to Comberton Village College for secondary education.

15.11 The village has mains sewerage which is linked to the treatment works at Bourn.

Planning Constraints

15.12 Caxton lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. Much of the surrounding agricultural land is high quality grade 2, although grade 3 lies close to the village especially to the south-west of the village in the area around the parish church.

15.13 The Conservation Area, which was designated on 10 September 1975, includes most of the built-up area along Ermine Street.

15.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are 4 Grade II* and 25 Grade II buildings. These lists are not finite.

15.15 There are Scheduled Ancient Monuments and Sites of Archaeological Interest.

Planning Policies

15.16 With its limited service base, Caxton has been designated as an Infill village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

15.17 Development which will affect the Conservation Area and the setting of the Listed Buildings will be subject to the policies outlined in part I of the Local Plan.

POLICY CAXTON 1: A bypass line on the eastern side of Caxton is being protected from development which would prejudice its future provision. The District Council will therefore not grant planning permission for development on this protected route.

15.18 Policy SP7/19B of the Structure Plan 1995 states that the County Council will give particular attention to A1198 (old A14) at Papworth Everard, Caxton and Kneesworth. A bypass for Caxton forms part of the planning permission for the new settlement at Cambourne on the southern side of the A428 and it will be important to ensure that such a proposal is not prejudiced by development. (See inset number 102 of this Plan).

CHILDERLEY

(No Inset Proposals Map)

16.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

16.02 Childerley parish lies north of the A428 and about 5 miles west of Cambridge. The parish covers 432 hectares (1,069 acres).

History and Settlement

16.03 Formerly two small parishes combined in 1489, Great Childerley was depopulated by the fifth Sir John Cutt in the seventeenth century to enlarge his deer park. The private chapel replaced the two parish churches. The Hall and associated farmhouse, cottages, farm buildings and model farm are the only surviving buildings on the village site. Earthworks from the deserted village and deer park surround the buildings particularly to the south and east.

16.04 The Hall is sited to the north of a moated rectangular site which was possibly the formal gardens of the Tudor house. The present house was remodelled from the surviving wing of the sixteenth century mansion. Charles I was confined in the hall for one night in June 1647. A room said to have been occupied by him is elaborately decorated with paintings of the period as perhaps a memorial to him. The chapel was consecrated in 1600-1609 and remains as such though part of the building has been altered for domestic use.

16.05 The model farm dominates the farm group though the early red brick buildings are of equal importance.

16.06 Childerley Hall and Chapel are both Graded II* in the lists of Listed Buildings prepared by the Department for Culture, Media and Sport.

16.07 Childerley Hall gardens are Listed Grade II* in the Register of Parks and Gardens of Special Historic Interest in England.

Recent Planning History

16.08 Childerley Hall and a small number of properties front the A428. The population at mid-1991 was estimated at only 30 persons and 40 persons at mid 1996.

16.09 The settlement lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Areas, and is surrounded by high grade agricultural land.

16.10 The site of the hall, farm and park are of archaeological interest and are under review.

Services

16.11 In terms of education, primary age children go to the school at Caldecote and those of secondary school age attend Swavesey Village College.

16.12 There is no mains sewerage. With this small number of agricultural dwellings and their essentially countryside location, the District Council considers that no framework could feasibly be drawn and, as such, the policies for the open countryside will apply to the whole of this parish.

COMBERTON

(Inset Proposals Map No.17)

17.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

17.02 Comberton is 4 miles to the west of Cambridge astride the B1046. It is linked by Long Road to the A428 which is less than 2 miles away to the north. The land rises north of the village to around 36 metres (120 feet), but the village is on low-lying ground. The parish covers 790 hectares (1,954 acres).

History and Settlement

17.03 Comberton's parish boundaries follow ancient mereways on the east and west and the parish boundaries of Madingley and Barton. The Tit Brook crosses the parish from east to west dividing the main village from the settlement around the parish church. An ancient stone cross marked the junction of the village streets where there is a large village pond and in the school playground there was an ancient maze covered before 1960. The village streets had wide verges before the enclosure; a green on the north side was divided in the sixteenth century and reduced in size in the nineteenth century. It was bounded by Hines Lane on the eastern side. Swaynes Lane was the back lane to the main Toft-Barton road.

17.04 The parish church lying on higher ground forms a small hamlet with Rectory Farm and a number of cottages. There were three manors - Greens, Birdlines and Rectory Manor. They survive today as farms beside their moated sites.

17.05 The farmhouses and cottages date from the sixteenth century with the exception of Glebe Cottage in Church Lane which has a fourteenth and fifteenth century medieval hall. The traditional building materials of timber frame, plastered, and plain tile or thatch roof covering continued to be used into the 1800's. The larger farms were built of local field bricks until the nineteenth century when manufactured Cambridgeshire bricks were used. Clay bat, a locally made unfired brick was used in cottages and outbuildings from the early 1800's; natural slate for roofs was introduced at this time.

17.06 The open fields were enclosed in 1839, and outlying farms date from this time. The land is farmed mainly as arable today. The village pond is a site of Natural History Interest, and Watts Wood owned by the District Council is a parish nature reserve.

17.07 There are a number of sites of archaeological interest on the fringes of the village and near the village settlement. A settlement site west of Townsend Farm (Grid Ref: 395557) is a Scheduled Ancient Monument. The remains of a Roman building were uncovered in 1842 near Fox's Bridge.

(Source: Victoria County History)

Recent Planning History

17.08 Following the enclosure in 1839 new building consolidated the crossroads area.

17.09 Between the wars local authority houses were built along the Barton Road, and after the Second World War Comberton grew rapidly. The Village College was opened in 1960. By 1969 the Kentings and Janes estates were built adding 350 new homes to the village and extending the village east and west. These were followed by the Barrons Way estate in 1974. More recently local authority housing has been developed at Nursery Way.

17.10 In 1951 the population was 600. By mid 1991 it was 2,280 and by mid 1996 it was 2,330.

Services and Facilities

17.11 At the time of survey Comberton had one post office/shop. There were also 2 public houses, a primary school, a doctor's surgery, a village room, a village hall, a sports pavilion and recreation ground. Adjacent to Comberton, in the Parish of Toft, is a Village College (which has part time banking facilities) with indoor evening sports facilities.

17.12 There was permanent accommodation at the Meridian County Primary School for 390 pupils and no temporary accommodation. At the same time there were 324 pupils on the roll. Comberton Village College has permanent accommodation for 975 pupils. At January 2001 there were 1,062 students on its roll.

17.13 Sewage is treated by the works at Haslingfield.

Planning Constraints

17.14 Comberton is surrounded by high grade agricultural land (grade 2) and the Green Belt. The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area.

17.15 A Conservation Area at the crossroads and around the church was designated in March 1973.

17.16 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one Grade I, one Grade II*, and 41 Grade II buildings. These lists are not finite.

Planning Policies

17.17 Although the overall level of services is consistent with a Limited Rural Growth Settlement, Comberton has been identified as a Group Village because the character of the village and the absence of suitable sites preclude the former scale of development. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site. Constraints such as Green Belt will preclude development into the open countryside and as such, new building must take place within the identified village framework.

17.18 The development of any site which will affect the Conservation Area and the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan - any proposed new building will have to be sympathetically designed and sited.

POLICY COMBERTON 1: One area is allocated for residential development on the Comberton proposals inset map. The site is south of Barton Road and east of Swaynes Lane and approximately 1.1 ha in extent.

Development of this site will be subject to policy HG7 for the provision of affordable housing. Where affordable housing is required, planning permission or renewal of planning permission will not be granted until a legal agreement has been signed ensuring such provision.

17.19 The Barton Road site will depend on the Highway Authority's requirements to achieve adequate access to this particular area of land from Barton Road. The District Council will not permit vehicular access from Swaynes Lane. The allocation lies on the edge of the Green Belt and therefore its eastern boundary should be adequately landscaped to minimise the visual impact of built development on the surrounding landscape. A development brief for this site was approved by the District Council as Supplementary Planning Guidance in September 1993. Copies are available from the Planning Department.

17.20 The framework has been drawn around the existing built-up area and in most cases follows the boundary of the Green Belt. Development at the north-western corner of the crossroads will not be permitted, as it would further erode the linear character of this part of the village. The Conservation Area covers a number of important open spaces within or adjacent to the village and the District Council will strongly resist development on these sites to maintain its character.

CONINGTON

(Inset Proposals Map No.18)

18.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

18.02 Conington lies in the north-west of the District close to the border with Huntingdonshire. It is some 10 miles from Cambridge, but only 3 miles from St Ives and less than a mile south of the A14T. The parish covers 615 hectares (1,522 acres).

History and Settlement

18.03 The parish boundaries with Huntingdonshire follow old field boundaries. The A14T bounds the parish to the north-east, with common boundaries to the south and west with Elsworth and Boxworth. The village of Conington once extended into an area south of the churchyard and beside the High Street. The pond and small green are between the church and the junction of the former Town Street. The building of the Hall in the early eighteenth century and the creation of landscaped grounds resulted in the demise of the High Street cottages. Some estate cottages, possibly their replacement on the south side of the High Street, were demolished for a new development.

18.04 The parish church dates from the 1300's though the nave and tower were rebuilt in c.1737 and the chancel in 1871. The hall was built in 1702 for Dr Beaufort of Peterhouse and was altered in 1876. The main farms and farmhouses may occupy original sites with the exception of Braebank Farmhouse (Marshall's Farmhouse), which dates from the sixteenth century. The White Swan P.H. and cottages and forge on the corner of the High Street are surviving estate buildings c.1850, built in brick and flint. The red brick of the Hall is matched in the parish church.

18.05 The remaining open fields were enclosed in 1800. Some old meadows remain for grazing and apart from the parkland; the fields are farmed as arable today.

Recent Planning History

18.06 A number of estate cottages were demolished for new houses in the 1970s.

18.07 In 1951 the population was 130. In mid 1991, it was estimated to be 140 and at mid 1996 it was 160.

Services and Facilities

18.08 There are very few facilities in the village; there is no shop or primary school. The only facilities are the public house and the Parish Church. Primary age pupils attend the school at Elsworth and secondary age pupils go to Swavesey Village College.

18.09 The village has mains sewerage and is treated by the works at Over.

Planning Constraints

18.10 Conington lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. It is a small, scattered village still chiefly agricultural in character.

18.11 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are 2 Grade II*, and 5 Grade II buildings. These lists are not finite. There are a number of sites of Archaeological Interest.

Planning Policies

18.12 With a small population and very limited services and facilities, Conington has been identified as a village where infill only is appropriate. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Because of the scattered and agricultural nature of the village, the opportunities for infill in Conington are limited.

18.13 Infill development which will affect the character and setting of the Listed Buildings will be subject to the policies outlined in Part 1 of the Local Plan.

COTON

(Inset Proposals Map No.19)

19.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

19.02 Coton is one of the inner necklace villages, lying to the west of the City less than a mile from the edge of the built-up area. The village is just beyond the M11 and away from the main road network, although the A1303 (formerly the A45) passes just to the north of the village. The parish covers 392 hectares (970 acres).

History and Settlement

19.03 Coton parish boundaries follow the former open fields of Cambridge and Barton, and the Cambridge-St Neots road to the north. Several ancient ways cross the parish. The Bin brook runs from east to west of the parish and south of the village settlement. The parish was originally dependent on Grantchester. Village remains and the former manor site of Coton D'Engaine lie to the south and east of the parish church. The main farms were held by Cambridge Colleges until this century; Catherine Hall Farm is now owned by the Cambridge Preservation Society.

19.04 The parish church, by the former village pond and small green, dates from the twelfth century and was restored in 1863-80. Most of the farmhouses, cottage rows and farm buildings date from the eighteenth and nineteenth centuries and are built of brick. Nos. 44 and 46 is the exception; this mid sixteenth century timber-framed building has an original two storey porch. Catherine Hall farmhouse dating from the seventeenth century has a nineteenth century model farmyard which dominates the High Street.

19.05 The open fields were enclosed in 1803, apart from meadowland beside the brook the land is farmed as arable.

Recent Planning History

19.06 Development has taken place along Cambridge Road and in a narrow ribbon along the footpath which leads to Cambridge. Significant private housing estate development took place in the 1960's and early 1970's to the west of the village south of Whitwell Way. More recent development includes the residential conversion of Catherine Hall Farm which lies within the Conservation Area and on the edge of the Cambridge Green Belt.

19.07 The population grew from 520 in 1951 to 740 in 1971. By mid 1991 it had decreased to 710 and there had been no change from this figure at mid-1996. .

Services and Facilities

19.08 There is a post office/shop (located within the garden centre on Cambridge Road), a public house and the parish church. There is also a village hall, a recreation ground and a primary school. At January 2001 there was permanent accommodation at the primary school for 120 pupils and temporary accommodation for 30 pupils. There were 133 pupils on the school roll. Secondary education is provided at Comberton Village College. Other facilities in the village are limited, although there is a branch surgery.

19.09 The sewage treatment works at Coton has very limited spare capacity and may require upgrading to accept flows from any proposed development. Early consultation is advised.

Planning Constraints

19.10 Coton lies in the Cambridge Green Belt and in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. The centre of the village and its setting to the south, where open fields and fine agricultural buildings form an important entrance to the village, is covered by a Conservation Area designated in 1978 and extended in November 1988.

19.11 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one Grade I, and 11 Grade II buildings. These lists are not finite. There are Sites of Archaeological Interest.

Planning Policies

19.12 Although there is a modest level of services, the village does have a primary school and it has therefore been designated as a Group village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site.

19.13 However, the village is constrained by the Green Belt and there is a need to maintain the rural character of the Conservation Area in the centre of the village and its setting. The Green Belt boundary defines most of the built-up framework.

19.14 However, north of Whitwell Way the framework has been drawn to exclude the playing area adjacent to the school buildings and the "Grays" site with its low density commercial use. These areas form part of the open land to the north of Whitwell Way. The development on the north side of the Footpath stretches away from the main body of the village and is only one plot in depth. The District Council will resist further consolidation here through backland development in order to prevent a greater intrusion into the open countryside at this sensitive point between the village and Cambridge. Infilling may be permitted elsewhere in the village where development can be accommodated without adverse impact on local amenity and other planning considerations.

19.15 This follows that any proposed new building will therefore have to be sympathetically designed and sited in order to protect the existing Listed Buildings and qualities of the Conservation Area.

COTTENHAM

(Inset Proposals Map No.20)

20.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

20.02 Cottenham lies on the B1049, some five miles north of Cambridge, on the edge of the Fens.

History and Settlement

20.03 Cottenham is a Fen Edge Village. The parish boundaries follow the old waterways of the River Ouse to the north and Oakington Brook to the south and east, an ancient trackway via Regia to the south-west, and Beech Ditch on the south-east. The Car Dyke, which is of Roman origin, crosses the parish and links the River Cam to the Ouse. Cottenham Lode brought river traffic into the village to the Waits opposite the church and to the north-west side of the village. The original settlement lies in the centre of the village and is bounded by the High Street and Denmark Street. The moated sites to the north-west of the present manor house identify the original manorial site. Land was taken in from the open fields to extend the village to the north and south in early medieval times. The house plots today retain these early boundaries. Two greens to the south are located at road junctions, the larger green providing an open setting for a number of important Listed Buildings. The parish church was built in the thirteenth century with the upper stages of the tower rebuilt in an original brick design in 1617. There are several seventeenth century timber-framed and plastered cottages and farmhouses with thatched or plain tiled roofs. Most of the houses are built in gault brick with slate roofs in a conforming though individual style of the mid-nineteenth century. There were two great fires in 1676 and 1850.

20.04 Enclosure of the commons and open fields occurred in 1840. Dairy farming was important in the nineteenth century when Cottenham produced its own cheeses. The land is farmed as arable with some grazing today.

20.05 The following sites are County Wildlife Sites: Beach Ditch and Engine Drain (Grid Ref: 4668) and Twenty Pence Pit (Grid Ref: 478706).

20.06 The following sites are Scheduled Ancient Monuments. Romano-British settlement on Bullocks Haste Common (Grid Ref: 466700, 465702), Length of Car Dyke between Green End and Top Moor (Grid Ref: 477688-479680), Moated Site (Grid Ref: 449682).

(Source: J Ravensdale)

Recent Planning History

20.07 The original settlement pattern has been consolidated by infill building, particularly in the nineteenth century, which today gives an almost unbroken built-up frontage to the main streets. The long plots backing onto the open countryside have outbuildings and barns associated with farming or craft workshops. Some of these plots have recently been developed as small estates or individual groups of houses.

20.08 Ribbon development on the approach roads from Histon and Rampton occurred in the late nineteenth and early twentieth century, and many of these houses are set back from the road in substantial gardens. More recent development includes the redevelopment of part of the mobile home park on Broad Lane for housing and the development of Cottenham Court nursing home close to the Village College at the southern end of the village. Housing allocations in the Local Plan 1993, at Denmark Road and High Street, have also been developed.

20.09 Sites for affordable housing have been granted planning permission at Coolidge Gardens on the eastern edge of the village.

20.10 In 1951 the population of Cottenham was 2,440. By mid-1986 this had risen to 4,280 and as such is one of the larger villages in South Cambridgeshire. In the post-war period during which planning policies have applied the population has therefore increased by 75%. The population had continued to increase, to 4,800, at mid 1996.

Services and Facilities

20.11 At the time of survey, the village had 6 food shops, two of which had newsagents attached. There were also 7 multi-use shops and one Post office / shop. It also had 5 public houses and a library. The village has a Building Society and Estate Agents. Six public halls were available for community use and open spaces and recreational grounds provide for a wide range of outdoor sports including football, bowls and cricket. There is also a primary school and a Village College.

20.12 At January 2001, there was permanent accommodation at the primary school for 420 pupils and temporary accommodation for 120. There were 474 pupils on the school roll. At the Village College, there was permanent accommodation for 692 pupils and temporary accommodation for 56 pupils. There were 927 pupils on the school roll.

20.13 The village has mains sewerage.

Planning Constraints

20.14 The Cambridge Green Belt defines the edge of the open countryside on the southern limit of the village which is mostly surrounded by Grade 1 agricultural land. Two Conservation Areas covering the church and village green at opposite ends of the settlement were designated on 18th February 1972. On 9th November 1989 the Conservation Area was extended whereby the two areas were linked along the length of High Street including the Corbett Street/Telegraph Street and part of Rooks Street area. In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are 1 Grade I and 64 Grade II buildings.

20.15 The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. There are Scheduled Ancient Monuments and Sites of Archaeological Interest.

Planning Policies

20.16 With a high level of existing services and facilities in the village, Cottenham has been identified as a Rural Growth Village. Residential development and redevelopment will be permitted on unallocated land within village frameworks of Rural Growth Settlements, subject to the criteria set out in policy SE2 and other policies of the plan.

20.17 The framework on the north-eastern boundary has been drawn tightly around existing residential and industrial properties to exclude those parcels of land which are related more to the countryside, especially those in horticultural use. Both on the east and west sides of Cottenham, the limit of development is defined in most cases by the clear edge of modern housing.

20.18 Development within the Conservation Areas or which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan. The Council inaugurated a Town Scheme in 1990 which included enhancement policies for the Conservation Area - the scheme ended in April 1997.

20.19 Other development where appropriate and not affecting the setting of a Listed Building should blend sympathetically in design and form with the existing buildings.

20.20 In May 1994, the District Council adopted the Cottenham Village Design Statement as supplementary design guidance. The Statement, which is available free of charge from the District Council, contains important information and advice to the general public, developers and their agents concerning design matters in the village. Following this community led project and the adoption of the Statement as Supplementary Planning Guidance, its contents will be taken into account when considering applications for development in Cottenham. As a result, those wishing to submit a planning application are strongly advised to obtain a copy of this document.

CROXTON

(Inset Proposals Map No.21)

21.01 This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset proposals maps.

Location

21.02 Croxton lies 4 miles east of St Neots, 14 miles west of Cambridge and is located on the southern side of the A428. The parish covers 772 hectares (1,909 acres).

History and Settlement

21.03 Croxton parish is bounded on the south by Abbotsley Brook and on the north by Gallow Brook. On the west side are two deserted hamlets of Caldecote and Weald both in the former county of Huntingdonshire and to the east the parish of Eltisley. The St Neots-Cambridge road formerly linked the villages from east to west crossing the village street of Croxton by the present manor house. The village street today is the drive to Croxton Park and the church.

21.04 The creation of the parkland in two successive phases from the sixteenth century and the enclosure of 1811 have left the remains of the former village, its open fields and hollow ways, isolating Manor Farm and Westbury Farm. The Downes built in the nineteenth century is sited on a former village green beside the St Neots-Cambridge road.

21.05 The present village street was created in the early nineteenth century. Several barns associated with the manor house and another farmhouse were converted to estate cottages. Croxton Park, rebuilt in the eighteenth century from a fine sixteenth century E-plan house, is sited in landscaped grounds with the medieval parish church. The main character of the original buildings has been preserved in the redevelopment of the village in 1989.

21.06 The enclosure of the open fields and village was complete in 1811. Two post-enclosure farms, Hill Farm and Meadow Farm were built at this time but are now demolished. Apart from the area of the park, the land is farmed as arable.

21.07 Croxton Park (Grid Ref: 2559) is a County Wildlife Site.

21.08 The deserted medieval village and sixteenth to seventeenth century garden remains are Scheduled Ancient Monuments.

21.09 Croxton Park is registered grade II in the Register of Parks and Gardens of Special Historic Interest.

Recent Planning History

21.10 Infill development in the late 1980's has closed some former wide open frontages. Despite this new building the village still retains both its linear and rural character.

21.11 In 1951 the population was 170, while by mid-1991 it is estimated to have fallen to around 120. There has been a modest increase in the population to 140 by mid-1996.

Services and Facilities

21.12 At the time of survey the village had a very limited service base although it has one public house on the main road and open spaces suitable for football and cricket. Children of primary age attend the school at Eltisley and then go to Longsands Comprehensive School at St Neots.

21.13 The village has mains sewerage which is linked to the treatment works at Papworth Everard.

Planning Constraints

21.14 The village lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area and is surrounded by high grade agricultural land. The area around the High Street is an Area of Archaeological Interest and lies adjacent to a Scheduled Ancient Monument which includes all of the surrounding parkland around Croxton Park and the church.

21.15 A Conservation Area was designated on 10 September 1975.

21.16 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are two Grade II* and 25 Grade II buildings. These lists are not finite.

21.17 There are sites of Archaeological Interest.

Planning Policies

21.18 Croxton has a low level of services and it has been identified as an Infill Village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. In Croxton, it is extremely doubtful if there are any further opportunities for infill if the rural and estate character of the village is to be maintained.