CROYDON
(Inset Proposals Map No.22)

22.01 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

22.02 Croydon lies some 11 miles south-west of Cambridge, about one mile west of the A1198. The parish covers 1,106 hectares (2,734 acres).

History and Settlement

22.03 The present parish of Croydon includes the former village of Clopton which was deserted by the fifteenth century with the exception of some farmhouses and cottages demolished by 1900. The parish boundaries on the south follow the River Cam or Rhee, and old field boundaries common to neighbouring parishes. The village of Croydon stretches along the north side of a street running east and west along the hillside. A green between the church and manor farm survives as earthworks of the original much larger village. There are several moated sites associated with former manors.

22.04 The parish church dates from the thirteenth century. The seventeenth century church farmhouse survives the former group of farm buildings beside the church. Most of the cottages and houses are brick-built with slate or plain tiled roofs; they perhaps replace earlier traditional buildings.

22.05 The sixteenth century enclosure of the open fields coincided with the desertion of Clopton village. The land today is used as grazing and arable. Brickworks opened in 1871 and closed c.1920.

22.06 The following sites are County Wildlife Sites Gilrag's Wood (Grid Ref: 299477) and Rouse's Wood (Grid Ref: 310477).

22.07 The deserted village site of Clopton north of Croydon House is a Scheduled Ancient Monument (Grid Ref: 305487).

Recent Planning History

22.08 In 1951 the population was 220. By mid 1991 this was estimated to have fallen to around 190 but increased slightly to 200 by mid 1996.

Services and Facilities

22.09 At the time of survey the village had a low level of services and facilities which included one public house and a public hall. Children attend Orwell primary school and Bassingbourn Village College.

22.10 Main sewerage was provided in 1990.
Planning Constraints

22.11 The village lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area, while a large area including the medieval site of Croydon is an Area of Archaeological Interest. The settlement is surrounded by Grade 3 agricultural land.

22.12 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there is 1 Grade II*, and 4 Grade II buildings. These lists are not finite.

22.13 There are Sites of Archaeological Interest.

Planning Policies

22.14 With its low level of services and facilities Croydon has been identified as a village where only infill development within the identified framework 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.

22.15 Development on the frontage of the site of the deserted medieval village on the High Street will not be permitted because this open frontage emphasises the rural character as well as being of historic and archaeological interest. It is excluded from the village framework.
23.01 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

23.02 Dry Drayton lies on a ridge about 5 miles west of Cambridge and immediately south-west of Bar Hill. It is situated on a minor road which runs between the A428 to the south and the A14T to the north. The parish covers 979 hectares (2,421 acres).

History and Settlement

23.03 Dry Drayton was also known as Wood Drayton. The Cambridge-St Neots road marks the boundary to the south. The parish church and former manor house, Drayton Park, formed the focus of the village in the south with development around small ancient closes and the High Street on the north side. The rectory occupies a large site on the west side of the High Street. Park Street today cuts across the village green.

23.04 The parish church dates from the thirteenth century and was substantially restored in the nineteenth century. The cottages and farmhouses built traditionally of timber frame, plastered, with thatched or plain tiled roofs are from the seventeenth and eighteenth centuries. The Rectory built in gault brick has an ice house in the grounds; farmhouses and farm buildings and labourer’s cottages were built in the nineteenth century.

23.05 The open fields and commons were enclosed after 1802. The land is farmed mainly as arable today.

23.06 The moated site of Drayton Park and the parish church are among the areas of archaeological interest.

Recent Planning History

23.07 Building in the late 1960’s and 1970’s created a small cul-de-sac development on Park Street and a larger group of dwellings at Pettit’s Close and Cottons Field. Elsewhere modern housing has mainly been limited to individual plots although in the late 1980’s permission was granted for some residential development at Proctors Farm. The village retains its rural character on the edge of the Green Belt with a number of important open frontages onto Scotland Road and Park Street. Between Park Street and High Street a large wedge of open countryside, crossed only by Long Lane (a footpath), brings the open countryside right into the heart of the village.

23.08 The population in 1951 was 400. By mid 1991 this had risen to 570 and by mid 1996 to 580.
Services and Facilities

23.09 At the time of survey, the village had one public house, a primary school and a public hall. At January 2001, there was permanent accommodation at the primary school for 30 pupils and temporary accommodation for 30. There were 50 pupils on the school roll. Secondary school age pupils attend Impington Village College.

23.10 The village has mains sewerage which is linked to the treatment works at Uttons Drove. The treatment works has some spare capacity but the extent and timing of further developments within its catchment will reduce the available capacity. Early consultation is advised.

Planning Constraints

23.11 The village of Dry Drayton lies on the western edge of the Cambridge Green Belt and is contained in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. The village is almost entirely surrounded by high quality agricultural land of Grade 2 except on its eastern edge where the land is of Grade 3. There is also an Area of Archaeological Interest.

23.12 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are 1 Grade II* and 14 Grade II buildings. These lists are not finite.

Planning Policies

23.13 With the existing level of services and facilities in the village, Dry Drayton 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. Infilling may also be permitted where development can be accommodated without adverse impact on local amenity and other playing considerations.

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

23.15 The character of the land at Old Rectory Drive is distinct from other parts of the village. It provides for a low density appearance where substantial individual and informally-designed houses stand amongst a proliferation of mature trees. The District Council will aim to preserve this character. Proposals for development in this part of the Village Framework will be judged particularly carefully in relation to the provisions of Policy SE9 in Part 1 of the Local Plan.
24.01 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**

24.02 Duxford lies between the main Cambridge/Liverpool Street railway line and the M11, some 9 miles south of Cambridge. The parish covers 1,318 hectares (3,259 acres).

**History and Settlement**

24.03 The parish is bounded on the east side by the River Cam or Granta, and on the north-west side by a modern road following the line of the former Icknield Way. The river crossing at Whittlesford Bridge was mentioned in the thirteenth century. Beside this today is the medieval inn and chapel. Several tracks of the Icknield Way crossed through the village leaving the north-east, south-west street pattern. There were four manors closely associated with the village on their moated sites west of the river and Templar's Farm. The former Templar Mill site has a mill which ceased working in 1946. The farmhouses and cottages line the streets and lanes of the two former ecclesiastical parishes of St Peter and St John. Near St John's is a small green. The London to Cambridge railway line and the station at Whittlesford Bridge were opened in 1845.

24.04 Of the two medieval churches, St John's is now a redundant Church. The manor house, farmhouses and cottages date from the fifteenth, sixteenth and seventeenth centuries. They are timber-framed and plastered and have long straw and plain tiled roofs. Brick or flint buildings were introduced from the eighteenth century.

24.05 The open fields were enclosed by 1823, the land is largely under arable cultivation.

24.06 Chrishill Grange Icknield Way RSV (Grid Ref: 450424) is a County Wildlife Site.

24.07 The chapel east of Whittlesford Station, The Romano-British settlement site (Grid Ref: 490451) and the moated site south-east of St Peter's Church (Grid Ref: 481459) are Scheduled Ancient Monuments.

(Source: Victoria County History)

**Recent Planning History**

24.08 With the increasing importance of the route to Cambridge the alignment of the village has changed to a north-south direction. This has been emphasised by the
development of Ciba Polymers/Hexel Corporation as a major employment site to the south of the village. At 1997, the site employed some 900 personnel.

24.09 Bounded by this industrial complex to the south, the village expanded to the south of St Peter’s Street and west of Hunts Road with substantial residential estate development. The village still retains open spaces in the centre and which form a pleasant setting for the historic core of the village. More recent development that has taken place includes The Firs at the northern edge of the village off Moorfield Road, at the corner of St. John’s Street and Moorfield Road and at the Techne site.

24.10 An important feature of the parish is Duxford Airfield, established in the First World War. This is now the Imperial War Museum, and it partly occupies the original hangars while new purpose-built accommodation has been added. It is a major national tourist attraction and includes an American Air Museum on the site which was officially opened in August 1997. Policies for the Imperial War Museum are included in the Recreation Chapter in Part 1 of the Local Plan, and in the Inset section, Heathfield, is also relevant.

24.11 The 1951 population of Duxford was 920. By mid-1991 it had risen to 1,840 remaining stable at mid 1996.

Services and Facilities

24.12 At the time of survey, Duxford had 4 non-food shops and a multi-use shop. It has also four public houses, a primary school and recreational facilities. At 1996 there was permanent accommodation at the primary school for 240 pupils and no temporary accommodation. There were 175 pupils on the school roll. Secondary school age children attend Sawston Village College.

24.13 There is mains sewerage, and sewage is treated by the works at Sawston.

Planning Constraints

24.14 Duxford lies in the East Anglian Chalk Landscape Character Area and Natural Area and in the Area of Restraint south of Cambridge. It is bordered by high grade agricultural land to the west and by grade 3 agricultural land (that is also in the flood plain) to the east. A Conservation Area was designated on 2 March 1973 and covers the original centre of the village, both the built-up area and surrounding important open spaces. This was extended on 7 July 1988. In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are two Grade I, one Grade II* and 37 Grade II buildings. These lists are not finite.

24.15 Infill development which will affect the setting of the Listed Buildings or the character of the Conservation Area will be subject to the policies outlined in Part I of the Local Plan.

24.16 There are Scheduled Ancient Monuments and Sites of Archaeological and Natural History Interest.

Planning Policies

24.17 With its existing level of services and facilities, Duxford 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.
POLICY DUXFORD 1. Within the special policy area identified on the inset map, infilling or redevelopment may be permitted which is required for the expansion of existing firms on the site subject to the provisions of Policy EM3.

Infilling is defined as the filling of small gaps between built development. Such infilling should have no greater impact upon the surrounding countryside and Landscape Character Area and should not lead to a major increase in the developed portion of the site. The District Council will consider the cumulative impact of infilling proposals.

Redevelopment is defined as development which would not occupy a larger floorspace than the existing built form, would not occupy a larger footprint unless there are significant environmental improvements, would not exceed the existing height of the built form and would not have a greater impact upon the surrounding countryside and Landscape Character Area.

Proposals will be resisted which have an adverse impact upon the amenities of other occupiers by reason of traffic, noise or disturbance.

A firm or business will be considered ‘existing’ if it has been based at the special policy area for a minimum of two years prior to the date of any planning application for development.

24.18 Ciba Polymers / Hexcel Corporation represents a major employment site south of Duxford village. The existing scale is beyond the employment provision that would normally be anticipated in a Group Settlement. However, as an established employment area the continued local employment provision is supported. However, any proposals for development will need to accord with the policies of employment restraint within the Cambridge Area.

24.19 Whittlesford Bridge is a settlement which lies partly in Duxford Parish and partly in Whittlesford Parish. Whittlesford Bridge has been classified as a Group Village. The defined framework is shown on Inset Proposals Map No. 24A.


**ELSWORTH**

(Inset Proposals Map No.25)

25.01 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**

25.02 The village of Elsworth is some 10 miles west of Cambridge, lying in the triangular area between the A14T, the A428 and the A1198. The village itself is served by a Class C road and other unclassified roads. The parish covers 1,553 hectares (3,839 acres).

**History and Settlement**

25.03 Elsworth parish boundaries follow old field boundaries, a stream on the east side and on the south side and the roads at the junction of Caxton Gibbet. There were two manors, one sited at Elsworth Wood and the larger in the village held by Ramsey Abbey until the sixteenth century. The original manor site is identified by the moat and ponds to the north-west of the existing manor house (Lordship Farm), built in c.1660 by Samuel Disbrowe. In the early nineteenth century this was described with 15 acres of parkland which today is a part of the recreation ground. The village of farmhouses and cottages developed along both sides of the stream with the parish church on steeply rising ground to the north. Some larger farms were sited on the edge of the village settlement; several farmhouses were rebuilt after the enclosure of 1801.

25.04 The parish church dating from the thirteenth century has a fine fourteenth century tower. The sixteenth and seventeenth century farmhouses and cottages were traditionally built of timber frame, plastered with thatched or plain tile roofs. Dears Farmhouse and Low Farmhouse are good examples. The farm buildings of this period of which only a few survive were weather boarded. Timber frame continued to be used in nineteenth century buildings when also gault brick was introduced and low pitched slate roofs; the eighteenth century alterations to the Manor House and Brockley Farmhouse built in 1753 are in red brick. The Baptist Chapel and Chapel cottage c.1830 are of interest.

25.05 The enclosure of the open fields and commons was completed by 1801.

25.06 The medieval wood of Elsworth Wood (Grid Ref: 313617) is a Site of Special Scientific Interest.

25.07 Brockley End Meadow (Grid Ref: 318627) is a County Wildlife Site.

25.08 Rough Meadow, Fardell's Lane is owned by the District Council. The site at the west of Elsworth Wood is of archaeological interest. The Lordship Farm moated site is described by the Royal Commission on Historic Monuments. Ancient village remains can be seen on aerial photographs.
Recent Planning History

25.09 Development at Broad End extended the village in a westerly direction while modern development at Cotterell's Lane and Rogers Close increased the built-up area to the north. In 1954 a primary school was opened in Broad End and extended in 1976.

25.10 More recent developments have been the building of local authority housing adjacent to the primary school together with limited infill on frontage plots. However, the village still retains its rural character and the open spaces north and south of Smith Street give an open aspect to this part of the village as well as providing for recreational needs.

25.11 The population in 1951 was 520. By mid 1991 this had risen to 610 but had fallen to 600 by mid 1996.

Services and Facilities

25.12 Elsworth has one post office/newsagent/confectionery shop. It also has 2 public houses, a primary school and a recreation ground. At January 2001 there was permanent accommodation in the primary school for 120 pupils and temporary accommodation for 30. There were 130 pupils on the school roll. Secondary school pupils attend Swavesey Village College.

25.13 There is main sewerage which is linked to the treatment works at Papworth Everard.

Planning Constraints

25.14 Elsworth lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area and is bordered by high grade agricultural land east and west of the village. An extensive Conservation Area designated on 2 July 1975 covers most of the village and its important open setting. The layout of the village with narrow lanes and the rising prominent land to the south, restricts the potential for development.

25.15 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there is one Grade I, and 43 Grade II buildings. These lists are not finite. There is a Site of Special Scientific Interest and Sites of Archaeological Interest.

Planning Policies

25.16 Elsworth has been identified as a Group village because of its level of existing services and facilities. 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 District Council will resist any form of development on existing open spaces north and south of Smith Street (i.e. the playing field and the land around Avenue Farm) in order to retain the low density character and to preserve the strong rural feel to this part of the village.

25.17 There may be scope for limited infill within the framework on Boxworth Road although any backland development would not be appropriate, as it would detract from the setting of the village in the surrounding countryside. Neither will
the Caravan Park be permitted to expand beyond the identified framework into the open countryside.

25.18 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.

25.19 The open character of the settlement is identified by Important Countryside Frontages and Protected Village Amenity Areas.
ELTISLEY
(Inset Proposals Map No.26)

26.01 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 map.

Location

26.02 Eltisley is situated some 12 miles west of Cambridge. The village is now bypassed by the A428 which runs just to the north. The parish covers 797 hectares (1,970 acres).

History and Settlement

26.03 Eltisley was a woodland parish lying on the watershed between the upper and lower Ouse to the west and north, and the Bourn Brook to the south. The parish boundaries are county boundaries on the south and north-west sides. The church, farmhouses and cottages are sited around a large triangular green at the junction with two former ancient trackways. There is a smaller green at Caxton End. There are five moated sites in the parish which may identify several medieval manors; the fifteenth century Manor Farmhouse and Pond Farmhouse are on moated sites. The parish church is dedicated to St. Pandionia who sought refuge in a nunnery in Eltisley.

26.04 The parish church dates from c.1200 and was restored in the nineteenth century. The Old House, dated “ID 1612 ED” and built by James Disbrowe occupies an important position beside the church. Several farmhouses dated from the fifteenth century, and with the sixteenth and seventeenth century cottages are good examples of traditional building in timber frame, plastered, with plain tile and thatched roofs. Gault brick was introduced in the 1800’s. Farm buildings were weather boarded over timber frame and later in the nineteenth century were built of brick.

26.05 The whole of Eltisley village has been identified as a site of Archaeological Interest. Eltisley Wood and Papley Grove Wood are surviving medieval woodland areas. The open fields and commons were enclosed in 1868.

26.06 Eltisley Wood (Grid Ref: 2758) is a County Wildlife Site.

Recent Planning History

26.07 Eltisley has developed largely as individual houses on the roads emanating from the green. The main exception is the Greenfields estate which was built in the 1960’s. More recent development includes the construction of 8 housing association dwellings on St. Neots Road which are secured as affordable housing by planning agreement. Due to the exceptional case for permitting this development, the site remains outside the village framework.
26.08 In 1951 the population was 280, by mid 1991 it had risen to 350 and risen again by mid 1996 to 410.

Services and Facilities

26.09 Eltisley has a limited service base. At the time of survey the village had one post office/shop, a public house, an attractive modern primary school, an Institute and pavilion, and the village green providing a cricket square.

26.10 At January 2001, there was permanent accommodation at the Newton County Primary School for 120 pupils and no temporary accommodation. There were 106 pupils on the school roll. Secondary education is at Longsands in St Neots.

26.11 The village has mains sewerage which is linked to the treatment works at Papworth Everard which is likely to be adequate for the scale of growth anticipated.

Planning Constraints

26.12 Eltisley lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. It is bordered by grade 2 agricultural land to the north and grade 3 elsewhere. A Conservation Area was designated on 2 July 1975 and covers The Green together with the older properties that encircle it. The village also mostly lies in an Area of Archaeological Interest.

26.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one Grade II* and 20 Grade II buildings. A K6 telephone kiosk on The Green is also listed. These lists are not finite. There are Sites of Archaeological Interest.

Planning Policies

26.14 With its level of services and facilities, Eltisley 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.

26.15 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 ELTISLEY 1: In the Conservation Area the District Council will resist development proposals on and around the green at Eltisley which would adversely affect its open character.

26.16 The Green provides a strong rural feel to the village and acts as a focal point for recreational activities; the District Council will maintain the present character of this area and resist any development which would be unsympathetic. The framework excludes those buildings which are separate from the main village; these properties lie in the open countryside where development will not be appropriate.
FEN DITTON
(Inset Proposals Map No.27, 27a & 27b)

27.01 This section contains the detailed planning background, policies and proposals for this village and also for Cambridge Airport and Cambridge Eastern Fringe. 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

27.02 The village of Fen Ditton lies on the B1047 close to the north-eastern edge of the built-up area of the City, about two and a half miles from the city centre. The village is on the eastern bank of the River Cam with attractive water meadows lying between it and the river.

History and Settlement

27.03 The parish lies along the River Cam and stretches eastwards to Quy Water. The original river settlement along the river and part of a riverside road that continued to Horningssea, was extended in medieval times along the flattened bank of Fleam Dyke. Fleam Dyke was a post Roman defensive bank that crossed the Icknield Way. The settlement extended north to Poplar Farm and to Biggin Abbey, a fourteenth century building and former home of the Bishops of Ely.

27.04 Fen Ditton docks and lodes were associated with the river trade and can be seen in Ditton Meadow and Green End.

27.05 Fen Ditton Hall is sited south of the church and north of the site of Mushets Manor. The parish church dates from the thirteenth century with later alterations; it was restored in the nineteenth century. Along the village streets are some fine fifteenth to seventeenth century farmhouses altered and extended in the eighteenth and nineteenth centuries. Some cottages and cottage rows were built in the 1800's, though several larger buildings were subdivided then. Fen Ditton Hall, rebuilt c.1635 encases an early fifteenth century building; the aisled hall at Green End is a rare thirteenth to fourteenth century survival. Biggin Abbey built of clunch is now a farmhouse. The early, traditionally built buildings are timber-framed and plastered with thatched or plain tiled roofs. Fen Ditton Hall is built from a seventeenth century red brick. Red brick and local gault brick were commonly used until the early nineteenth century when a local stock brick was introduced.

27.06 Areas of Archaeological Interest include Biggin, Little Ditton, and Green End.

Recent Planning History

27.07 Some buildings were lost in an air raid in 1940. Development, both local authority and private, has consolidated frontages at Green End, along the High Street and southwards on both sides of Ditton Lane. The Primary School and local authority housing at Musgrave Way, lie north of the main village on the B1047. More recent development has taken place at Stanbury Close on the eastern side of
Church Street following the allocation of land for housing in the South Cambridgeshire Local Plan 1993 - the site incorporates an element of affordable housing.

27.08 Fen Ditton remains essentially a linear village running east-west with the rural character still very much in evidence.

27.09 In 1951 the population was 630. By mid 1991 it had risen to 670 and by mid 1996 to 720.

Services and Facilities

27.10 At the time of survey, Fen Ditton had one post office/shop. The village also had four public houses, a primary school, a public hall and a recreation ground.

27.11 At January 2001, there was permanent accommodation at the primary school for 120 pupils and temporary accommodation for 30 pupils. There were 140 pupils on the school roll. Secondary school age pupils attend Bottisham Village College.

27.12 The village has mains sewerage which is linked to the Cambridge Treatment Works.

Planning Constraints

27.13 The village of Fen Ditton lies in the Cambridge Green Belt and within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. It is surrounded by Grade 3 agricultural land, although there is Grade 2 around Horningsea Road. A Conservation Area was designated on 2 March 1973, and extended on 24 September 1981 to cover the High Street/Church Street and also the immediate setting of the Cam to the west and along the river as far north as Baits Bite Lock.

27.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are 6 Grade II* and 24 Grade II buildings. A K6 telephone kiosk on High Street is also listed. These lists are not finite. There are Sites of Archaeological Interest.

Planning Policies

27.15 The village has been designated a Group Village and is heavily constrained by its sensitive position in the Cambridge Green Belt and adjacent to the River Cam Meadows just outside the City. 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. It is essential that the character of the village be maintained both because of the Conservation Area and the views of the village from the river. The opportunities for further development are therefore limited and are only appropriate if they involve the conversion/redevelopment of existing redundant farm buildings. Infilling may also be permitted where development can be accommodated without adverse impact on local amenity and other planning considerations.

27.16 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. A character appraisal of the Conservation Area, completed in 1997
has been adopted as Supplementary Planning Guidance and will be used to determine all planning applications in Fen Ditton within the Conservation Area.

**Cambridge Eastern Fringe**

27.17 An area of land on the edge of Cambridge, which lies within the Fen Ditton and Teversham parishes, is designated within the urban framework of the City. It comprises buildings at Cambridge Airport on the south side of Newmarket Road, and the North Works and car showrooms on the north side of Newmarket Road (see inset map 27a).

27.18 An area north of the runway, including land north of Newmarket Road, at Cambridge Airport is designated as the Cambridge Airport Public Safety Zone (see inset map 27b). It is safeguarded from development by policy TP7 in Part 1 of the Local Plan.
28.01 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

28.02 Fen Drayton lies to the north of the A14T, 10 miles north-west of Cambridge, and about 2 miles from St Ives. It is roughly one mile south of the River Great Ouse.

History and Settlement

28.03 Fen Drayton parish boundaries follow the line of the Roman road to the south, the former county boundary with Huntingdonshire to the west, the River Ouse to the north and field and fen boundaries with Swavesey on the east. The original settlement developed around the parish church and manor to the south and along the former stream, widened at a river lode for barge traffic. The main street and towpath flanked the lode and a dock basin which survives today is sited next to The Three Tuns PH. When river traffic ceased in the nineteenth century, small bridges were built across the lode to the farms on the east site.

28.04 The parish church dating from the thirteenth century was restored in 1855. The farmhouses and cottages along the former lode are outstanding; they date from the fifteenth to sixteenth century and include Home Farmhouse a medieval hall house, the Old Manor Farmhouse with crow-stepped gables, and the Homestead an eighteenth century merchants house. The early traditionally built buildings are of timber frame, plastered with plain tile or thatched roofs; brick was used in the seventeenth century and was used more commonly in the eighteenth and nineteenth centuries. Farm buildings before the nineteenth century were timber-framed and weather-boarded and in the nineteenth century built of gault brick. These nineteenth century farms have largely been replaced by modern redevelopment.

28.05 Fen Drayton Gravel Pits (Grid Ref: 3469) and River Great Ouse (Grid Ref: 37) are County Wildlife Sites.

Recent Planning History

28.06 To the west of the village there is an extensive area of dispersed dwellings associated with horticultural small-holdings laid out as part of the Land Settlement Association after the First World War.

28.07 The village has extended to the south-east with low density 1960's private dwellings on Honey Hill and to the north-west with early local authority housing north of Cootes Lane. In the 1980's a housing estate was developed off Vermuyden Way.

28.08 In 1951, the population was 480. By mid 1991 it had risen to 780 and by mid 1996 to 830.
Services and Facilities

28.09 Fen Drayton has a relatively modest provision of services. At the time of survey it had one post office, a public house and primary school. There is a new village hall and a recreation ground off Cootes Lane. At January 2001, the primary school had permanent accommodation for 90 pupils and no temporary accommodation. There were 73 pupils on the school roll. Secondary school age pupils attend Swavesey Village College.

28.10 The village has mains sewerage which is linked to the treatment works at Over.

Planning Constraints

28.11 The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. Fen Drayton is surrounded by high quality Grade 2 agricultural land, although there is also some Grade 1 land. The original nucleus of the village is protected by a Conservation Area designated on 10 September 1975 and there are Areas of Archaeological Interest to the south of Vermuyden Way to the east of Ridgley's Farm, east of the High Street and to the west of Mill Road and the main horticultural area. There are sites of Archaeological Interest.

28.12 Between the horticultural holdings and the river is major area of sand and gravel workings with some areas having planning permission for further extraction.

28.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are 3 Grade II* and 23 Grade II buildings.

Planning Policies

28.14 Fen Drayton has been identified as a Group village where development may be appropriate on suitable sites within the identified framework of the 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 development of new housing at Vermuyden Way was permitted on the site of the former Land Settlement packing station, as an exception to normal planning policies in order to assist the maintenance of services such as the primary school and bus service. No further development can be justified on these grounds.

28.15 The high quality of agricultural land and openness of the surrounding countryside preclude development to the north-west and south of the village. The recreation ground forms a natural limit to the village framework north of Daintrees Road. To the rear of the eastern side of the High Street the Conservation Area boundary forms the edge of the framework. Development will be resisted here to retain the rural character, as it should on Daintrees Road.

28.16 The low density development characteristic of the south-eastern edge of the village at Honey Hill will be retained by resisting backland development. It is also important that the open approach to the village along Swavesey Road and Cambridge Road be retained.

28.17 In the Conservation Area the eastern side of the High Street will be protected by a Protected Village Amenity Area and development in depth is not
appropriate if the character is to be maintained. The narrowness of Church Street and a lack of footpaths limit any further development needing access from this street.

28.18 The development of any site therefore 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.

Fen Drayton Land Settlement Association

POLICY FEN DRAYTON 1: Within the area of the former Land Settlement Association Estate, planning permission will not be granted for housing or commercial development unless it is directly related to the effective operation of local agriculture, horticulture, forestry or other uses appropriate to a rural area.

28.19 The former Land Settlement Association Estate of 95 ha (235 acres) to the west of the village was disposed of by the Ministry of Agriculture in the early 1980s. Much of the land is Grade 1 on the Agricultural Land Classification Map. The majority of the former estate remains in horticultural uses, although the linear pattern of development, the scatter of houses to serve the smallholdings, and the presence of large areas of glasshouses, storage buildings and barns gives the impression of a density of development not normally associated with a rural area. Within the former estate, roads are privately owned and maintained and one single carriageway with passing bays.

28.20 The former estate is the subject of a 1937 Planning Agreement, made under the Town and Country Planning Act 1932, which restricts the use of land, buildings and dwellings to those for agriculture and horticulture. This agreement, which is between land-owners and South Cambridgeshire District Council (as successor to Chesterton Rural District Council) remains in existence until both signatories agree to its termination. It is the District Council's view that the Agreement now be replaced by the above statutory Local Plan policy which confirms that the former estate is to be subject to the countryside policies of the Development Plan.

28.21 For the avoidance of doubt, this policy does not seek to impose agricultural occupancy controls on the dwellings within the estate.
FOWLmere
(Inset Proposals Map No.29)

29.01 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

29.02 Fowlmere is some 9 miles south-west of Cambridge, along the B1368, about a mile north of the A505. The parish covers 945 hectares.

History and Settlement

29.03 The parish boundaries follow the Bran or Heydon Ditch on the south-west, and the Wallington Brook on the north-east. The southern boundaries follow field boundaries and old trackways. In 1965 Chrishall Grange was included in the parish. To the north-west of the parish the Great Moor and North Moor of around 81 hectares fed by springs formed a mere, with the exception of a small area of 11 hectares (now a RSPB Nature Reserve), the land has been drained for agricultural use. The southern end of the parish is crossed by the Royston-Newmarket road. There were several prehistoric trackways before the enclosure. The village lies on the Cambridge-London road which turns due east around the Round Moat which is a prehistoric earthwork. There were several inns recorded in the seventeenth and eighteenth centuries of which several survive today, though a fire in 1634 destroyed much of the village. The old Manor House at "Town Head" has late fifteenth century origins.

29.04 The very fine parish church dates from the twelfth century; it was restored in the nineteenth century. The inns, houses, farmhouses and cottages reflect the former prosperity of the parish. The early buildings include Moss Cottage, a medieval open hall, and the late fifteenth century Chequers Inn. Much rebuilding was carried out in the eighteenth and nineteenth centuries which often incorporated an earlier building. The eighteenth century United Reformed Chapel is of note. Chrishall Grange is a small country house built in the early 1700's and the formal gardens and park are now in agricultural use. Some farms were built outside the village as a result of the enclosure in 1845. The recreation ground on The Butts was allotted at the time of enclosure to the parish.

29.05 The Fowlmere Watercress Beds are a Site of Special Scientific Interest (Grid Ref: 406454). Moor Lane Pit is owned by the Parish Council.

29.06 The Round Moat (moated site) (Grid Ref: 424458) and Moated Site "Crows Parlour" (Grid Ref: 424456) are Scheduled Ancient Monuments. Among the area of Archaeological Interest are two large sites to the north and south of the Parish.

Recent Planning History

29.07 During World War Two, Nissen huts were erected to house American servicemen; the Rural District Council took them over after the war for housing. By
1960 most had been demolished and replaced by purpose-built local authority houses elsewhere in the village.

29.08 New houses have also filled in the area along Chapel Lane, including local authority bungalows for the elderly in Dovehouse Close. Residential development has taken place in the area rear of High Street and south of Rectory Lane and also for the remaining areas outside the Green Belt surrounding the Round Moat. The moat is now almost completely surrounded by new residential development, most of which has been built since 1976.

29.09 The population in 1951 was 770. By mid 1991 it had risen to 1,170, remaining unchanged at mid 1996.

Services and Facilities

29.10 At the time of survey there was a post office/shop, a multi-use shop and a non-food shop. There are also 3 public houses, a primary school, a public hall and also facilities for football, bowls and badminton. At January 2001, the primary school had permanent accommodation for 60 pupils with temporary accommodation for 60. There were 89 pupils on the school roll. Secondary school age pupils attend Melbourn Village College.

29.11 Sewage is treated at the Foxton Works.

Planning Constraints

29.12 Fowlmere lies on the edge of the Cambridge Green Belt and is almost entirely surrounded by high quality Grade 2 agricultural land. The village is situated within the East Anglian Chalk Landscape Character Area and Natural Area. It is also within the Area of Restraint south of Cambridge. A Conservation Area was designated on 2 March 1973 and covers an area around the High Street which contains a large proportion of the Listed Buildings in Fowlmere. It was extended in September 1991. The Round Moat is classed as a Scheduled Ancient Monument.

29.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are 1 Grade I, 2 Grade II* and 34 Grade II buildings. There is a Site of Special Scientific Interest, Scheduled Ancient Monuments and sites of Archaeological Interest.

Planning Policies

29.14 With its existing level of services and facilities, Fowlmere 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.

29.15 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 FOWLMERE 1: One area for residential development has been allocated on the Fowlmere proposals inset map, the site is at the rear of properties on High Street and on the east side of Long Lane amounting to some 0.93 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.

29.16 This allocation for residential development lies within the existing designated Conservation Area. The design, layout and scale of any development will have to be of a high standard in view of its sensitive location. The site forms a natural planning unit where a split would be considered artificial. Potential access exists at Long Lane and/or Rectory Lane. Both will need to conform to the requirements of the Highways Authority.

29.17 A development brief for the development of this site was approved by the District Council in September 1992. The brief gives detailed planning guidance to landowners and prospective developers concerning the future development of the site. The document will be a material consideration in the determination of any planning application. Copies are available from the Planning Department.

29.18 The site of Policy Fowlmere 1 falls within an area of archaeological interest within the Medieval / Post Medieval core of the village. Earthwork remains of an enclosure have been identified on the site surrounding a site of at least post medieval buildings. Further buried remains to the settlement and development of the village are likely to survive on site.
FOXTON
(Inset Proposals Map No. 30)

30.01 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

30.02 Foxton is located some 7 miles south-west of Cambridge on the eastern side of the A10, the main Royston-Cambridge Road, and just to the south of the Cambridge/Royston railway.

History and Settlement

30.03 Foxton parish boundaries follow the River Cam and Rhee on the north, an ancient road the Mareway on the south-east, the Hoffer and Shepreth brooks on the north-east and south-west, and, further west, the earthwork Grim's ditch. The village street follows part of the stream linking the two brooks which was partly covered when piped well water was introduced. There were three manorial sites, the principal manor being the site of Bury Farm, opposite the church. A fair green at the western end was used until 1912. The enclosure of the open fields and commons in 1830 altered the pattern of lanes from the mains street. The Cambridge-Royston road, formerly the Portway, and the Cambridge-Royston railway line cross the parish to the north. A fire destroyed a number of east end cottages in 1788; many farmhouses and cottages were subdivided for extra accommodation in the nineteenth century.

30.04 The parish church dates from the twelfth century or early thirteenth century and was restored in 1876-87. A large number of sixteenth-eighteenth century farmhouses and cottages were traditionally built of timber frame, plastered, with thatched or plain tiled roofs. Nineteenth century cottages continued to be built of timber frame; brick and clay lump were also introduced then. Home Farmhouse and The Bury number among the buildings of interest; the Malthouse, a malting c.1705, was converted to a cottage in the nineteenth century. Foxton House was the home of Canon William Selwyn and The Cottage on the Green was the home of Roland Parker writer of "The Common Stream", an historical account of Foxton.

30.05 The enclosures of the open fields were in 1830. The land is still farmed as arable. The clunch pit to the south-east was in use from medieval times.

30.06 The settlement site south-east of West Hill is a Scheduled Ancient Monument. Areas of Archaeological Interest include the moated site of Mortimers Farm. Nearly the whole area north of the Cambridge-Royston road is a site of Archaeological Interest; a pagan English cemetery and Romano-British site lie north of the station.

Recent Planning History

30.07 Houses were built on the Cambridge Road after the opening of the railway. In 1908 four blocks of houses were built for the workers of the new printing works. Council houses were built from the 1920's along Station Road, after 1945 gaps were filled in and by 1961, the Rural District Council had built the Hillfield estate.
Between the Hillfield estate and High Street, private housing estate totalling around 100 houses were built in the 1970's.

30.08 The population in 1951 was 570. By mid 1991 it had risen to 1,120 and to 1,140 by mid 1996.

Services and Facilities

30.09 Foxton has a relatively modest level of services and facilities. At the time of survey the village had one post office/shop, one public house, a primary school, one public hall, a recreation ground, and a railway station. At January 2001, there was permanent accommodation for 30 pupils and temporary accommodation for 90 at the primary school. There were 112 pupils on the school roll. Secondary school age pupils attend Melbourn Village College.

30.10 The sewage treatment works serve both Foxton and several surrounding villages.

Planning Constraints

30.11 Foxton lies in the Area of Restraint south of Cambridge and is surrounded by high grade agricultural land. The village is situated in the East Anglian Chalk Landscape Character Area and Natural Area. The Green Belt abuts the village on its eastern side, running along the Fowlmere Road to the south and the Barrington Road to the north. The Conservation Area, designated in January 1972, covers the western part of the village and protects the open spaces at the Green as well as the setting of Listed Buildings.

30.12 In the lists of Listed Buildings published by the Department of the Environment there are one grade 1 and 27 grade II Listed Buildings. These lists are not finite.

30.13 There is a Scheduled Ancient.

Planning Policies

30.14 With its overall level of services, Foxton 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 follows the Green Belt boundary on the eastern side of the village, and is defined around the rest of the village by the extent of the built-up area. The County Council are seeking to develop a new Primary School in the vicinity of the allotments to the south of the High Street.

POLICY FOXTON 1: A special policy area has been identified on the allotment land south of High Street for the future development of a new primary school, village hall and residential development. The District Council will resist other proposals on this site which would prejudice this form of development.
30.15 Planning permission was granted in 1990 for the erection of a village hall with parking, primary school and proposals for 54 dwellings on this policy area. Proposals must be sympathetic to the character of the landscape and should take account of the need to maintain open views and the important frontages on the High Street.
FULBOURN  
(Inset Proposals Map No. 31)

31.01 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. Cherry Hinton, to the west of the Parish is subject to a separate inset text (inset No. 104 of this Plan).

Location

31.02 Fulbourn is one of the "inner necklace" villages around Cambridge; it lies only 4 miles from the centre of Cambridge and less than 2 miles from Cherry Hinton. It is off the main road network, lying south-east of Cambridge in the triangle formed by the A14T, A11 and A1307.

History and Settlement

31.03 Fulbourn parish boundaries follow the Roman road and Icknield Way to the south-west and south-east, the Fleam Dyke to the east and the tributaries of Quy Water. The village is located on rising ground south and west of Fulbourn Fen, the main village street linking three village greens at junctions with roads leading into the village from the south and lanes out to the fen and marsh. There were two manors each with a medieval church sharing the same churchyard. The 13th century parish church of St Vigor survives today. All Saints was demolished in 1766. The manor house is sited on the east side of the churchyard. Stonebridge Lane lying outside the main settlement has cottages bordering a former green known as Broad Green. It is one of the few remaining examples of dwelling/strip cultivation groups. There are a number of medieval farmhouses of note which include Highfield House (14th century), Old Shardelowes and College Farmhouse (15th century), and other cottages and farmhouses of the 16th/17th centuries. These were traditionally built of timber frame, plastered, with thatched or plain tiled roofs. Buildings continued to be built in this way into the 19th century when brick, field stones and flints, slate and pantiles were used. Many early farm buildings were weatherboarded; some were converted to cottages in the 19th century. Later farm buildings were built of gault brick. The almshouses, built in 1864, the Fulbourn Pumping Station and landscaped gardens, and Fulbourn Hospital are notable late 19th century buildings. Fulbourn windmill built in 1808 is managed by the Fulbourn Society. The maltings in Ludlow Lane are a rare survival of this type of 16th-18th century industrial building.

31.04 Fulbourn Fen (Grid Ref: 530560) is a Site of Special Scientific Interest. Fleam Dyke Pumping Station (Grid Ref: 539540) is a County Wildlife Site.

31.05 Fleam Dyke and Worstead Street (via Devana) and settlement site by Caundle Corner Farm are Scheduled Ancient Monuments.

Recent Planning History

31.06 The main settlement around the Church has now extended westwards towards Cambridge and northwards in a narrow ribbon of development towards the former station on the Cambridge/Newmarket railway which is to the north of the village.
31.07 Substantial housing estate developments, both local authority and private, have taken place in the village, particularly south-west and west of the original centre. Thus the population of the village which was 1,440 in 1951 rose to 2,060 in 1961 and 4,220 in 1971. Following boundary changes, the population of the parish in mid 1991 was estimated to be 4,710, of which 3,640 lived in Fulbourn village. There has been a large increase in dwellings in the post-war period during which planning policies have applied. The population at mid 1996 was estimated to be 4,790.

31.08 Fulbourn Hospital was built as an asylum between the village and Cherry Hinton. The fine Victorian building in its park-like grounds was used until recently as a psychiatric hospital, while in the 1960s Kent House on the Cherry Hinton side was built for acute mental health patients and the Ida Darwin Hospital on the Fulbourn site was developed for the mentally handicapped.

Services and Facilities

31.09 At the time of survey the village had a good range of shopping, 6 non-food shops including a chemist, and 5 food shops and 4 other shops. A superstore opened in June 1997 on the Cherry Hinton side of Fulbourn Hospital. Fulbourn also has garage services, post office, Branch Library, health centre, a community centre and recreation ground. There is a combined primary school in School Lane; the previous infants school in Haggis Gap is now used as a community centre. At January 2001, there was permanent accommodation in the primary school for 240 pupils and no temporary accommodation. There were 250 pupils on the school roll. Pupils of secondary school age travel to Bottisham Village College.

31.10 The village has mains sewerage which is linked to the treatment works at Teversham.

Planning Constraints

31.11 Fulbourn lies in the Area of Restraint south of Cambridge and in the Cambridge Green Belt. The village is situated in the East Anglian Chalk Landscape Character Area and Natural Area and surrounded by high quality grade 2 agricultural land. South and west of the village the land rises dramatically to the Gog Magog Hills, affording some of the best views in South Cambridgeshire. The original centre of the village, based on St. Vigors Church and extending southwards to the Balsham Road is a designated Conservation Area, designated in 1975 and extended in 1992.

31.12 The countryside penetrates right into the heart of the village in this Conservation Area from the east in the vicinity of Fulbourn Manor giving a continuing rural character. At the southern end of this part of the village, around Dogget Lane, Home End, Impett’s Lane and Balsham Road, the low density of development is still very rural in character and forms a transition to the open countryside. In the lists of Listed Buildings published by the Department of the Environment there are 2 grade II* and 54 grade II Listed Buildings. These lists are not finite.

31.13 There are sites of Special Scientific Interest, and Archaeological Interest and one Scheduled Ancient Monument.

Planning Policies

31.14 Fulbourn 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.

31.15 The village is heavily constrained, not least by the Cambridge Green Belt which surrounds the settlement. The eastern side of the village is further constrained by its special character, reflected in the Conservation Area, but also by the narrowness of ribbon development along Station Road and the way in which open countryside penetrates right into the heart of the village between Station Road, Church Lane, Apthorpe Street and Cox's Drove.

Fulbourn and Ida Darwin Hospitals

POLICY FULBOURN I: The change of use, conversion or redevelopment of the Fulbourn and Ida Darwin Hospitals site, as a major developed site within the Cambridge Green Belt, will be guided 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 on employment restraint in the Cambridge area and in the Area of Restraint south of Cambridge.

2) the separation between Fulbourn and Cherry Hinton.

3) the appearance of the site, especially from the south.

4) the retention of the open area in front of the main Fulbourn Hospital building.

5) the retention and refurbishment of the main Fulbourn Hospital building.

6) the relationship between the overall existing and proposed floorspace and footprint.

7) the need not to exceed the height of existing buildings.

8) the preservation and enhancement of the Conservation Area.

9) the impact of traffic generation on the surrounding areas and local road network, the level of on-site car parking and the opportunity for contributions to be made to alternative forms of transport through the means of transport assessments and travel plans.

10) development proposals will be considered in the context of an approved Masterplan for the entire hospital site.

31.16 To the west of the village, the Fulbourn and Ida Darwin Hospitals lie in extensive grounds which form part of the Cambridge Green Belt. The site has been clearly identified as part of the Cambridge Green Belt in this Plan. Because of the narrowness of this stretch of open land between Fulbourn village and the recent development at Cherry Hinton which adjoins the City, this is one of the most
sensitive parts of the Green Belt. Development on these sites could effectively create a finger of development over two miles long protruding into the surrounding countryside from the edge of the existing built-up area of Cambridge. Policy SP18/3 of the Cambridgeshire Structure Plan 1995 states that "to the south of the City, the Green Belt will be maintained close to the urban area"; thus recognising the sensitive quality of the Green Belt on the southern side of the City. A Conservation Area covering Fulbourn Hospital was designated in April 1992.

31.17 Apart from its strategically important location in the Green Belt, the grounds themselves have been identified as important parkland which, in the context of South Cambridgeshire's intensively farmed landscape, assumes an even more important role. It is therefore essential that the open character of the land be retained. Some parts are particularly sensitive, such as the landscape to the south of Kent House, Hereward House and the Main Building. In the case of Fulbourn Hospital, the original building is a fine example of a Victorian Asylum which should also be retained.

31.18 With the policy of increased care in the community, many of the hospital buildings have and will become redundant. In considering proposals for alternative uses and redevelopment the District Council will have regard to the Government's Planning Policy Guidance Note No. 2 (Green Belts). The District Council considers that this site is a major developed site where redevelopment or infill may be permitted subject to other policies in the Plan.

31.19 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 for their impact on the wider area, particularly the need to restrain employment growth and the capacity of local roads and their environment.

31.20 The District Council has prepared a revised Development Brief for the site that it adopted as Supplementary Planning Guidance in May 1996. The brief gives detailed guidance to landowners and prospective developers concerning the future development of the site. The document will be a material consideration in the determination of any planning application. Copies are available from the Council's Planning Department. The site overlies the chalk aquifer and therefore it is important to protect groundwater against pollution; this is particularly so because there is a public water supply borehole to the east of Ida Darwin Hospital. Over much of the site, the Environment Agency has indicated that there will be a general presumption against retail and industrial uses and particularly a petrol filling station.

31.21 A Masterplan for the entire site will be required to ensure that the development implications of the whole site are taken into account and to ensure consistency of development proposals across the hospital's site that is now under various ownerships.
32.01 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

32.02 Gamlingay is some 15 miles to the west of Cambridge, on the borders of South Cambridgeshire with Bedfordshire. The village lies on the B1040 which runs from Biggleswade to St. Ives. The market towns of Sandy, St. Neots and Biggleswade are each about seven miles distant. The parish lies between the 68 metres (225 feet) and 22 metres (75 feet) contours, as the land falls away westwards to form the valley of the Great Ouse.

History and Settlement

32.03 Gamlingay parish boundaries on the north side adjoin Waresley and Tetworth, and on the southern boundary adjoin Potton and Cockayne Hatley in Bedfordshire. A Processional way along the southern and eastern boundaries was marked by crosses. There were extensive heaths and common lands around the village settlements before the 19th century enclosure; Cinques Common and Little Heath developed into small hamlets at that time. The main village settlement grew from a triangular green by the church. Roads entering the village and crossing the parish have remained unchanged since the 17th century. Beside the church, Emplins the former 15th century rectoral house survives today; the sites of the three manors can still be identified. Merton Manor farmhouse is built on the site of the former manor house. The Grange was emparked by 1601 with landscaped gardens by the 18th century.

32.04 Bricks were made in the parish from 1601 to 1920, initially as a result of a fire which destroyed 76 houses.

32.05 The buildings vary in style and material. Several large farms can still be identified in the village streets with their farmyards and barns. The earliest buildings date from the 15th century and are timber-framed and plastered with plain tiled or thatched roofs. Clay lump was locally manufactured and in use by the early 19th century. There are a number of outstanding buildings, the Almshouses and chapel dated 1665 are of some note. The parish church dating from the 12th century reflects the prosperity of the community and religious changes. John Bunyan influenced the Baptist community in the 17th and 18th centuries.

32.06 The Parish forms part of the Bedfordshire Greensand Ridge Landscape Character Area and Natural Area which extends into Bedfordshire.

32.07 Gamlingay Wood is a Site of Special Scientific Interest (Grid Ref: 242535). Gamlingay Heath Plantation (Grid Ref: 2251), New Barn Lake and grassland (Grid Ref: 226519), Gamlingay Cinques Common (Grid Ref: 226529), Gamlingay Cemetery (Grid Ref : 239521), Gamlingay (East) RSV (Grid Ref : 261526) and West Road RSV (Grid Ref : 235519) are County Wildlife Sites.
32.08 Sites of Archaeological Interest include two moated sites at Merton Manor Farm and Dutters End, and garden remains of Gamlingay Park.

32.09 The open fields, commons and heath were enclosed by the mid C19. The land today is farmed mainly as arable with some market gardening.

Recent Planning History

32.10 Enclosure in the mid 19th century encouraged expansion both east and west near the village centre and also at the Heath and at Cinques Common. After the Second World War considerable building activity took place, mostly in the northern end of the village, but later development, including the village college, tended to fill the original triangle and other open areas on the south and east. Recent development has consolidated areas notably west of Waresley Road and also to the rear of Mill Road.

32.11 Church Street retains its low density character. It also has a strong linear character and the wide frontages, along Church End give a rural feel to this part of the village. Modern housing estate development to the west provides a clear edge to the village.

32.12 The population in 1951 was 1,570. By mid 1991 this had risen to 3,380 and risen again to 3,390 by mid 1996.

Services and Facilities

32.13 At the time of survey the village had 5 food shops, 5 non-food shops and 7 other shops and one post office/shop. It has both a primary school and a Village College for pupils aged 9-13. There are three public houses, three public halls and recreational facilities catering for a wide range of sports including football, bowls and cricket. There is also a Branch Library.

32.14 At January 2001 there was permanent accommodation at the primary school for 180 pupils and temporary accommodation for 90. There were 204 pupils on the school roll. At the Village College there was accommodation for 201 pupils. There were 182 pupils on the school roll. From the ages of 13 to 18 pupils attend Stratton Upper School at Biggleswade. There is a sewage treatment works in the village.

Planning Constraints

32.15 The land to the north of Gamlingay is grade 1 agricultural land, the rest surrounding the village is of grades 3 and 4. The village lies in the Bedfordshire Greensand Ridge Landscape Character Area and Natural Area. A Conservation Area which covers a large number of Listed Buildings on Church Street, Church End and Mill Street was designated on 2nd March 1973. The Conservation Area was further extended on 7th July 1994.

32.16 In the lists of Listed Buildings published by the Department of the Environment there are one grade I, five grade II* and sixty eight grade II buildings. The K6 telephone kiosk on Church Street is also listed. These lists are not finite. A Conservation Area Grant Scheme was inaugurated in 1993-94.

32.17 There are Sites of Special Scientific Interest and of Archaeological Interest.
Planning Policies

32.18 The relatively high level of services and facilities means that Gamlingay 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. The character of Gamlingay together with the constraints to peripheral expansion means that there are limited opportunities for development.

32.19 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 1 of the Local Plan.

32.20 Recent increase in the population of the village has resulted in a potential shortfall in the amount of recreational land to meet the standard recommended by the National Playing Fields Association. The most appropriate area to satisfy this requirement lies between the Village College and north side of Station Road as it is level ground and it would be adjacent to the existing recreation ground and the Village College Playing Fields, thus making best use of existing facilities buildings and access.

POLICY GAMLINGAY 1: 1.3 hectares north of Church Street 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.

32.21 The allocation for development including social housing on land north of Church Street is regarded as a specific exception to policy of restricting development in this important area of the village.

32.22 Provision of vehicular access shall be from Church Street only, in order to protect the surrounding historic character of the village and particularly the open character of land to the rear of properties within the Conservation Area of Church Street.

32.23 Proposals shall have regard to the proximity of the existing Conservation Area and particularly those buildings which lie within the allocation boundaries e.g. The Maltings. Early consultation is therefore advised with the Conservation Officer. The site lies within the core of the medieval settlement and includes the rear portions of probable medieval sites. There is potential for the survival of buried remains relating to the settlement and development of the village.

32.24 A site for employment uses in Classes B1 and B2 of the Use Classes Order 1987 is identified adjacent to the existing employment site on Station Road. The site has planning permission.
POLICY GAMLINGAY 2: A site is allocated for uses within Classes B1 and B2 of the Town and Country (Use Classes) Order 1987 (Offices: Research and Development: Light Industry and General Industry). The site is located at Station Road and is some 4.05 hectares in extent.
GIRTON
(Inset Proposals Map No. 33)

33.01 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

33.02 Girton lies close to the north-west edge of Cambridge City. Girton is bisected by the dual-carriageway A14T which runs through the village in a cutting. The village does have access to the Cambridge to Huntingdon road via Girton Road, which bridges the A14T to the north of Girton College and Wellbrook Way.

33.03 The parish church dates from the 12th century. The former rectory, now a language school, was built in c.1730. Binfield, No. 67 High Street, is dated 1755. There are a number of early 19th century brick and timber-framed cottages.

33.04 The County Archaeologist requires to be notified of any development in the parish.

Recent Planning History

33.05 By the end of the 19th century the village was expanding on the western side of Cambridge Road both to the north and south, along a series of lanes which lead off the main street. Between the wars, additional development took place and by 1931 the population had reached 1,112. The Woodlands Estate was built by private developers in this period. Other development took place between Girton College and the City in the Thornton Road area and at St Margaret's Road and Bandon Road.

33.06 Since the 1950's, smaller scale development has taken place, partly through the consolidation of residential areas and redevelopment of the grounds of former houses.

33.07 In 1951 the population was 2,290. By mid 1991 it had reached 3,570 and 3,660 by mid 1996.

Services and Facilities

33.08 At the time of survey the village had three food shops, a post office/shop and two other shops. There are also two public houses, a primary school and 3 public halls. Sports facilities include football pitches and a cricket pitch and pavilion at the recreation ground, and an 18 hole golf course to the north-west of the village.

33.09 At January 2001, there was permanent accommodation at the primary school for 240 pupils and no temporary accommodation. There were 205 pupils on the school roll. Secondary school age pupils go to Impington Village College.

33.10 Girton is served by the Sewage Treatment Works at Uttons Drove.
Planning Constraints

33.11 Girton village is surrounded by the Cambridge Green Belt with grade 2 agricultural land on the north-eastern edge and lower grade elsewhere. The part of the village north of the A14T retains its rural character and in places the countryside sweeps right into the main village street. Girton lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area.

33.12 The development of any site which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part 1 of the Local Plan.

33.13 In the lists of Listed Buildings published by the Department of the Environment there are two grade II* and nine grade II buildings. These lists are not finite.

33.14 There are sites of Archaeological Interest.

Planning Policies

33.15 Girton 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.

33.16 Surrounded as it is by the Cambridge Green Belt, the only significant opportunities for development are those areas between the Green Belt boundary and the built-up area. One such site exists in Girton, behind Thornton Road.

POLICY GIRTON 1: Land between Thornton Road and the inner boundary of the Cambridge Green Belt amounting to approximately 9.2 ha is allocated for a mixed development of residential, open space and community facilities.

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.

33.17 This land to the north of Thornton Road has been excluded from the Green Belt since it was originally designated in 1965. Most of the community facilities in Girton are located in the north of the village around the Church. The development of the land behind Thornton Road will include elements of housing, open space and community facility provision. Access will be provided from Girton Road, via Wellbrook Way, which also serves the modern office development at Wellbrook Court. Given the allocation's siting on the edge of the Green Belt, development proposals will be required to demonstrate that any scheme will reduce the visual impact of development in this part of the village.

33.18 The site lies within an area of archaeological interest. Any prospective developer should submit further proposals concerning the potential impact of any
proposed development on archaeological remains. This normally requires a pre-determination archaeological evaluation to be undertaken.

POLICY GIRTON 2: The present developed envelope of Girton College is identified as a Major Developed Site in the Green Belt. Within the area so defined on the Inset Map, limited infilling may be permitted for educational purposes subject to there being no greater impact on the Green Belt and the architectural character of the existing buildings and their setting.

33.19 Girton College, the first women’s college in the United Kingdom, is a fine example of 19th Century Gothic architecture and is grade 2* Listed. It is set in extensive grounds, which form the setting for the college buildings as well as contributing to the character of the village at this important gateway into the City of Cambridge. The grounds have been identified in the text accompanying Policy EN4 as being an historic landscape of local value. The present extent of development is included as a Major Developed Site in the Green Belt specifically to allow minor appropriate infilling under the terms of Annex C of PPG2 without such proposals being regarded as Departures to the Development Plan. It will however, be essential for any development to be sympathetic to this historically and architecturally important building and its setting. Major new development or redevelopment would therefore not be appropriate.
34.01 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

34.02 Grantchester is one of the “inner necklace” villages around Cambridge. It lies close to the City in the valley of the River Cam and is separated from the City by Grantchester Meadows. The edge of the built-up part of the City at Newnham is less than a mile distant. Grantchester is south-west of Cambridge, off the main road network, between the A603 and A1309, between the City and the M11.

History and Settlement

34.03 The boundary between Grantchester and Coton was defined in 1803; part of the parish was detached in 1912 and became a suburb of Cambridge. The eastern boundary follows the River Cam or Granta. There has been continuous occupation on either side of a ford on the River Cam since the Iron Age. A Romano-British house has been identified near the village school. The present village has developed along the Coton Road, which was the former village green, and from the original medieval centre of church and moated manor house. The water mill and bridge across the river is linked by footpaths to the High Street and riverside path.

34.04 King's College was a principal landowner in the early 20th century and controlled development in the village in order to preserve its character. This character today survives in the variety of buildings which date from the 15th century. The early traditional buildings are timber-framed and thatched or tiled, local brick and tile was used in the 17th and 18th centuries, with the fashionable brick in the 19th century. The pigeon house of Manor Farm which housed 3,000 pigeons was converted to cottages in the 19th century. The open fields were enclosed by 1799.

34.05 Grantchester has many literary associations including Chaucer, Tennyson, Rupert Brooke and other poets who walked the meadows from Cambridge to Grantchester and to Byron's Pool.

34.07 The moated site at Manor Farm (Grid Ref: 432553) and the Romano-British settlement site south west of Trumpington (Grid Ref: 434544), are both Scheduled Ancient Monuments. Sites of archaeological interest within the Parish include ancient village remains and a wide bank at Balls Grove.

Recent Planning History

34.08 The only significant recent building is the local authority housing estate south of Coton Road. There are some post 1900 buildings on individual sites.

34.09 In 1951 the population was 490. By mid 1991 this had risen to 570 remaining unchanged at mid 1996.
Services and Facilities

34.10 The facilities in the village are limited. There is one post office/shop and four public houses. There are no medical facilities or library or primary school. Primary education is at Barton, secondary at Comberton Village College.

34.11 Grantchester has mains sewerage which is connected to the Sewage Treatment works at Haslingfield.

Planning Constraints

34.12 The village lies in the Area of Restraint south of Cambridge and in the Cambridge Green Belt. It is also in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area and is partly surrounded by high quality agricultural land. Most of the village, with the exception of the housing estate at Stulpfield Road, is a Conservation Area designated in January 1975. On the eastern side of the village, the riverside meadows have views of the University sector of Cambridge and provide an important setting for the City; they are much used for informal recreation.

34.13 To the north of the village, the development is a narrow ribbon which stretches away from the main body of the village into the open countryside and provides only limited opportunities for infill, while further backland development would be inappropriate if its character is to be retained. Similarly the character of the southern part of the village has a special quality which needs to be protected.

34.14 In the lists of Listed Buildings published by the Department of the Environment there are two grade II* and twenty seven grade II buildings. These lists are not finite.

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

Planning Policies

34.16 Grantchester has a limited service base and a special character and has therefore been designated as a village where only infill would be 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.

POLICY GRANTCHESTER 1: Within the built-up framework of Grantchester new housing by means of infilling in an otherwise built up frontage is all that will be acceptable.
POLICY GRANTCHESTER 2: The District Council will not permit any development that would adversely affect the open character of the eastern and south-eastern part of the Grantchester Conservation Area, especially the open setting of the parish church and those areas which adjoin the important River Cam meadows.

34.17 Land on the eastern and southern part of Grantchester Conservation Area has retained its particularly special rural character and is therefore very sensitive to new development. The scatter of trees and development east of the Cambridge-Grantchester footpath forms a strong landscape feature from the meadows to the north and in visual terms a transition zone between the village and the countryside. These views are enjoyed by shifting visual emphasis from the woodland to built structures. Thus it is considered that development in this area is inappropriate.

34.18 The open setting of St Mary and St Andrew's Church is important also for the setting of Grantchester and should be retained as open space.

34.19 The south-eastern part of the Conservation Area has a distinctive rural character that would be eroded by new development. The District Council will consider issuing an Article IV Direction taking away permitted development rights to protect the existing rural character.
GRAVELEY

(Inset Proposals Map No. 35)

35.01 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

35.02 Graveley is a parish on the Huntingdonshire border. The village is located some 17 miles westwards of Cambridge beyond the A1198. The parish covers 640 hectares.

History and Settlement

35.03 The parish of Graveley shares a common boundary on the east with Papworth St Agnes, and the remaining boundaries with the former county boundary of Huntingdonshire. The church and settlement has developed around a group of rectangular closes with lanes widening into small village greens.

35.04 The main farmhouses are individually sited in the village with small cottages, and cottage rows. The early traditional buildings are of timber frame, plastered, with thatched and plain tiled roofs. Red brick was introduced in the 18th and 19th centuries in the building of farmhouses and the rectory.

35.05 The open fields were enclosed in 1805; the land is farmed as arable today.

Recent Planning History

35.06 Infill has occurred within the village by means of single plots resulting in a compact settlement; local authority housing developed at Manor Close is detached from the main body of the Village. There are a number of outlying properties and farmsteads.

35.07 In 1951 the population was 220; by mid 1991 it had risen to 240 and, by mid 1996, to 250.

Services and Facilities

35.08 There is a low level of services and facilities, the village possessing only one multi-use shop, one public house and a garage. Primary school age children go to Eltisley, and secondary education is at Longsands School in St Neots.

35.09 Graveley has mains sewerage, and is connected to the Sewage Treatment Works at Papworth Everard.
Planning Constraints

35.10 Graveley lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. The land south and east of the village is grade 2 agricultural land and the remainder of the land surrounding the village is grade 3.

35.11 In the lists of Listed Buildings published by the Department of the Environment there are one grade II* building and four grade II buildings. These lists are not finite.

35.12 There are sites of archaeological interest.

Planning Policies

35.13 With the low level of existing services and facilities in the village, Graveley has been identified as an Infill Only village where development may be appropriate on suitable sites within the framework of the settlement. 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.

35.14 The development of any site which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.
GREAT AND LITTLE ABINTON

(Inset Proposals Map No. 36, 61 & 36a)

36.01 This section contains the detailed planning background, policies and proposals for these villages. 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

36.02 The parishes of Great and Little Abington lie some 8 miles south-east of Cambridge south of the A604 and east of the A11, on the River Cam. Little Abington lies on the north bank of the river, Great Abington to the south.

History and Settlement

36.03 The two parishes are divided by the River Granta. The southern boundary of Great Abington is also the county boundary, the northern boundary of Little Abington runs along Wool Street and to the west the boundary follows the Icknield Way.

36.04 The Granta River bridge between the villages replaces one bombed in 1940; Bourn Bridge was an important crossing point on the Icknield Way and a focus for local village roads. The Cambridge-Haverhill railway was opened in 1865 and closed in 1967. A bypass north of Little Abington was opened in 1965.

36.05 Abington Hall was possibly built on the site of the medieval manor house. The two manors of Great and Little Abington were united by 1900 when owned by E J Mortlock. The two churches on either side of the Granta have retained their simple 13th century form. There are a number of small cottages and farm houses that date from the 15th century. They are traditionally built of timber frame with thatch and plain tile roofs. Later buildings were built in brick with simulated stone render and slate roofs. The open fields were enclosed by 1801; the land today is farmed as grazing or arable. Parkland covers some 35 hectares. The grounds of Abington Hall were landscaped by Humphrey Repton c.1800. The water meadows and deserted village site beside Great Abington Church are of historic interest.

36.06 Bush Park (Grid Ref: 4138) and Shelford – Haverhill disused railway (Grid Ref: 5347) are County Wildlife Sites.

36.07 Brent Ditch (Grid Ref: 507483-513476), Worstead Street (via Devana) (Grid Ref: 491546) are Scheduled Ancient Monuments.

Recent Planning History

36.08 After the 1930's Little Abington expanded along the Cambridge Road, and in the 1960's along Bourn Bridge Road, north-east of the church. In Great Abington the Land Settlement Association built around sixty-two small holdings, each comprising a house and 10 acres of land, along roads laid out in the middle of the parish. After 1950 several housing estates, some local authority and some
speculative, were built east of the High Street. Since then development south of Magna Close has extended the village both eastwards and southwards and provides a clear edge to the village.

36.09 The Welding Institute currently employs 450 staff at Abington Hall; an important welding and joining research organisation; it supports 2,000 companies throughout the world. Adjoining the Welding Institute is Granta Park, a new Bio-Technology Research Park where a total of 51,095 sq m of new buildings was nearing completion in 2002.

36.10 In mid 1991 the combined population of the parishes was 1,340, remaining unchanged at mid 1996.

Services and Facilities

36.11 At the time of survey the combined settlements had a post office/shop, two non-food shops, one public house, two petrol stations and two roadside cafes. There is also primary school education, two halls and a recreation ground which provides for a range of outdoor sports such as football and cricket. At January 2001 there was permanent accommodation at the primary school for 150 pupils and no temporary accommodation. There were 121 pupils on the school roll. Secondary school education is at Linton Village College.

36.12 The villages have mains sewerage which is connected to the treatment works at Linton.

Planning Constraints

36.13 The villages of Great and Little Abington lie in the East Anglian Chalk Landscape Character Area and Natural Area and in the Area of Restraint south of Cambridge. Grade 2 agricultural land almost entirely surrounds the settlements except for the river and its bank which are of grade 3 value. Both villages have Conservation Areas which were designated on 21st January 1972 and extended in November 1993. These areas cover the built-up area along High Street, the setting of the River Cam and adjoining important open spaces.

36.14 In the lists of Listed Buildings published by the Department of the Environment there are three grade II* and 24 grade II buildings in Great Abington and two grade II* and fifteen grade II buildings in Little Abington parishes. These lists are not finite.

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

Planning Policies

36.16 With the existing level of services and facilities in the villages, Great and Little Abington are defined as Group villages. 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.

36.17 No sites for residential development have been allocated within the frameworks. Proposals for any development will have to take account of the Conservation Area and the large number of important open frontages which give views into the open countryside particularly on the High Street.
36.18 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 1 of the Local Plan.

36.19 The area of open land to the north of Church Lane and south of Cambridge Road provides for an important rural character in this part of the village. As such there should be a general presumption against built development on this area and consequently it is allocated as a Protected Village Amenity Area.

Abington Land Settlement Association

POLICY ABINGTON 1: Planning permission will not be granted for housing or commercial development unless it is directly related to the effective operation of local agriculture, horticulture, forestry or other uses appropriate to a rural area

36.20 The former Land Settlement Association Estate of 276 ha (690 acres) to the south of the village has undergone a number of changes since it was disposed of by the Ministry of Agriculture. About 540 acres are currently in agricultural/horticultural use while the remaining 150 acres are in residential and equine use. This policy clarifies that the former LSA estate will be subject to the countryside policies of the Development Plan, despite the fact that the linear pattern of development along the estate roads gives the impression of a density not normally associated with a rural area. Whilst a number of dwellings on the former estate are now not related to essential agricultural or horticultural need, the District Council will resist the continuation of this trend. Similarly, although horse grazing is now a major land use, applications for dwellings to serve such establishments will be the subject of Policy HG20 of this Plan which states that planning permissions for housing for equine purposes will not be granted unless essential need can be demonstrated.

36.21 There are now a number of vacant buildings on the former estate, some of which have been used for commercial purposes without planning permission. As much of the area is now residential and the roads are of poor standard (within the estate they are single carriageway with passing bays and are privately owned and maintained), these uses are not appropriate as they can cause considerable nuisance to residents. Despite the large number of dwellings, the area remains agricultural in character and there is sufficient open land which can be used for smallholdings or grazing either as a hobby or to supplement another income.
GREAT AND LITTLE CHISHILL

(Inset Proposals Map No. 37)

37.01 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

37.02 Great and Little Chishill were amalgamated into one parish in 1967 and occupy a triangular area south of the Icknield Way some 14 miles south of Cambridge on the southern boundary of the County. The village lies on the B1039 road that connects Saffron Walden with Royston.

History and Settlement

37.03 The parish boundaries follow field boundaries along the Essex county boundary to the east, and a stream forming the headwaters of the River Cam on the west side of Clay Hill and the county boundary with Hertfordshire. The boundary with Heydon runs along the Heydon Ditch, an ancient earth work, which crossed the Icknield Way. Little Chishill is a small hamlet that lies on the ridge south of Great Chishill.

37.04 The two settlements have developed along the ridge that runs north-east/south-west and at the junction of the Barley and Heydon roads. The church lies to the north of this beside a well said to be 280 ft deep. The farms are mostly sited in the village where smaller settlements have also developed as in The Pugell and Malting Lane.

37.05 The parish church dates from the 13th century and is unusually named St Swithun. The farmhouses and cottages were traditionally built of timber frame plastered or weatherboarded with plain tile or thatched roofs. In the 18th century red brick was used, and in the 19th century flint or gault brick with slated roofs.

37.06 At Little Chishill is the small parish church of St Nicholas with a 12th century chancel. The chancel roof, which is early 14th century, is similar to the roof in Rectory Farmhouse. Little Chishill Mill is a post windmill of the Suffolk type; it was rebuilt in 1819 and last used in 1951.

37.07 Little Chishill RSV (Grid Ref: 4138), Little Chishill Wood (Grid Ref: 424370), Monkshole Wood (Grid Ref: 435379), Barnard’s Wood (Grid Ref: 436386) and Great Chishill RSV (Grid Ref: 4040) are County Wildlife Sites.

Recent Planning History

37.08 The linear settlement along each of the four roads leading from the centre continues along lanes leading off these crossroads. Development in the 1960's and 1970's took place along Hall Street. Since then development has been limited to infilling of frontage plots, and in some cases, the redevelopment of redundant farm buildings. Little Chishill remains agricultural in character.
37.09 The population in 1951 was 410. By mid 1991 this had increased to 620 and 630 by mid 1996.

Services and Facilities

37.10 At the time of survey Great and Little Chishill had virtually no services apart from a public house and a recreation ground. Children attend Fowlmere Primary School and at secondary age go to Melbourn Village College.

37.11 The villages have mains sewerage which is connected to the treatment works at Barley.

Planning Constraints

37.12 The parish is located within the East Anglian Chalk Landscape Character Area and Natural Area and also in the Area of Restraint south of Cambridge. It is surrounded by high grade agricultural land of grade 2 except on the northern edge of Great Chishill where the land is grade 3. A Conservation Area was designated in Great Chishill on 10th September 1975 and which contains a large number of Listed Buildings located in the earliest parts of the settlement. There are Sites of Archaeological.

37.13 In the lists of Listed Buildings published by the Department of the Environment there are three grade II* and forty-one grade II buildings including a K6 telephone kiosk on Heydon Road. These lists are not finite.

Planning Policies

37.14 With a very low service base, Great Chishill 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.

37.15 In Little Chishill, which is still agricultural in character, infill would not be appropriate if its character is to be maintained and the more restrictive countryside policies will apply here. No village framework has been identified for Little Chishill.

37.16 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 1 of the Local Plan.
GREAT AND LITTLE EVERSDEN
(Inset Proposals Map No. 38 and 62)

38.01 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

38.02 The two Eversden villages lie 6 miles to the south-west of Cambridge, just to the north of the A603. A spur of the chalk ridge on the south-western side of the villages gives way to the valley of the Bourn Brook to the north. Great Eversden covers 566 hectares whilst Little Eversden 319 hectares in area.

History and Settlement

38.03 The two parishes lie between the Bourn Brook on the northern boundary and an ancient ridgeway, the Mare Way on the south. The Roman Road from Cambridge to Arrington Bridge marks the south-eastern boundary. The villages originated as five separate farmsteads and of these Manor Farm, Church Farm and Five Gables Farm remain outside the later settlements. Great Eversden is the earlier settlement though both parishes have medieval churches. Clunch, chalk and brick clay have been quarried from the village since the 15th century.

38.04 The farms of both parishes are notable for the survival of their great timber-framed and weather boarded barns. The farmhouses and cottages built traditionally of timber frame with thatched or plain tiled roofs date from the 16th century with the exception of Five Gables Farmhouse which has medieval origins. Manor Farm is sited within the moated site of Great Eversden Manor; the Homestead may possibly have been the Courthouse. Later buildings of the 18th and 19th centuries are of clunch and brick, though timber framing continued to be used. The parish churches have similar plans - St Mary was rebuilt after a fire in the 15th century; St Helen dates from the 14th century. The Congregational chapel c.1845 is now used as the village hall.

38.05 The open fields were enclosed by 1811. The land is farmed mainly as arable today. Eversden Wood extending into Wimpole and Kingston parishes was recorded in 1279.

38.06 The following sites are of County Wildlife Sites: Great Eversden Meadow (Grid Ref: 361536) and Wimpole Road (Grid Ref: 3553).

Recent Planning History

38.07 Development took place in the 19th century. A separate ribbon of development along Harlton Road and running almost to the A603 developed in the inter-war period. In the post war period a Local Authority estate has been built at Wheelers Way, a private estate at Finch’s Road and a small group of dwellings south east of Wimpole Road. These are the only instances of development in depth in these essentially linear villages.
38.08 Great Eversden's population reached a peak in the 19th century reaching 380 in 1871 but fell to 170 in 1921. A slight rise in the 1960's and 1970's took the population to just over 200, and at mid 1986 was estimated at 190. By mid 1996 the population was estimated to be 210. The population of Little Eversden reached a peak of 288 in 1851, declined to 155 in 1931 but with new building it rose to 236 in 1951 and 295 in 1961. At mid 1996 the population was estimated to be 560. Thus in the post-war period 1951 to 1991, the population of the villages combined has risen from 410 to 770, an increase of almost 88% in the period in which planning policies have applied.

Services and Facilities

38.09 There is a shop and post office in Great Eversden and a doctor's surgery in Little Eversden, but generally the level of facilities is very low. In particular there is no primary school. Both primary and secondary education is provided at Comberton, which lies about a mile and a half to the north.

38.10 The villages have mains sewerage which is connected to the treatment works at Haslingfield.

Planning Constraints

38.11 The Eversdens are set in the Cambridge Green Belt and lie in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. High quality, grade 2 agricultural land lies between the villages, although much of the surrounding land is grade 3.

38.12 In the lists of Listed Buildings published by the Department of the Environment there are four grade II*, and thirty-nine grade II buildings, including a K6 telephone kiosk on Chapel Road. These lists are not finite.

38.13 There are Sites of Archaeological Interest.

Planning Policies

38.14 With their limited range of facilities, and in particular the lack of a primary school, the Eversdens are considered to be settlements where development should be limited to infill only within the framework of the 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. The infill only policy will also maintain the essential linear character of the villages by preventing backland development.

38.15 The development of any site which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part 1 of the Local Plan.

38.16 The limitations on Great Eversden because of its size and the Green Belt boundary, preclude identifying any additional land for housing. Like Great Eversden, Little Eversden is also constrained by the Green Belt.
GREAT SHELFORD AND
STAPLEFORD
(Inset Proposals Map No. 39 and 85)

39.01 This section contains the detailed planning background, policies and proposals for Great Shelford and Stapleford. 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

39.02 The built-up areas of the two parishes of Great Shelford and Stapleford are physically joined. They lie some 4 miles south of Cambridge. The Cambridge/Liverpool Street railway line runs through Great Shelford.

History and Settlement

39.03 The village of Great Shelford originated on the east of the River Cam and is identified by the 15th century parish church, rectory, and Ely Manor house. A second settlement grew around Granham's Manor, and De Freville Farm; a third manor faced one of two village greens, High Green and Ashen Green. The greens were settled on in the 17th century and were broken up by the enclosure of the commons in 1835. The main farms associated with the early manors and rectory date from the 14th century. Several cottages survive, built traditionally of timber frame, plastered, with thatch or plain tiled roofs. The character of the village was changed considerably by infill building in the 19th century and by 1908 it was described as a suburb of Cambridge.

39.04 The Gog Magog Golf Course is a Site of Special Scientific Interest. The River Granta (Grid Ref: 54) and the Beechwoods (Grid Ref: 4953) are County Wildlife Sites; the Beechwoods is also a Local Nature Reserve.

39.05 There are two Scheduled Ancient Monument sites, west of White Hill Farm (Grid Ref: 457538), a settlement complex north of Hauxton (Grid Ref: 446526) and Causewayed enclosure and bowl barrow at Little Treest Hill (Grid ref. TL48885295).

39.06 Stapleford developed from the south-west of the parish and a ford across the Granta. The main village street runs nearly parallel to the river; there were two greens, one small green by the Church and the village green, formerly of about 12 hectares before the enclosure of the open fields and commons. The Stapleford Manor site is identified today by Bury Farm.

39.07 The hill fort of Wandlebury on the Gog Magog Hills was possibly an earlier henge monument. In the 18th century the river bank and ditch were levelled when Gog Magog House was built. The park and surviving stables are owned by the Cambridge Preservation Society, and this land is open to the public. Nearby the Magog Trust has purchased land; the landscape has been restored by the Trust and this land is also accessible to the public. Aerial photographs show ancient features associated with the earthwork at Wandlebury.
39.08 The following sites are Scheduled Ancient Monuments: Wandlebury Camp (Grid Ref: 493534), Wormwood Hill Tumulus (Grid Ref: 497528), Worsted Street (via Devana) (Grid Ref: 491546).

Recent Planning History

39.09 Construction of the railway line increased the villages' attractiveness to commuters from Cambridge. Expansion continued into the 20th century in both villages. In Great Shelford considerable ribbon development took place along the High Street, Woollards Lane, Tunwells Lane and High Green. Development along Cambridge Road and Hinton Way extended the village outwards. In Stapleford infilling took place along Haverhill Road.

39.10 In both villages after the Second World War, substantial estate development took place within the network of roads. Today the built-up area has now virtually coalesced between the two parishes.

39.11 The population of Great Shelford at mid 1996 is estimated to be 3,960 and the population of Stapleford to be 1,700.

Services and Facilities

39.12 At the time of survey; Great Shelford had a relatively good provision of services. These included 9 food shops, a post office/shop, 12 non-food shops, 6 other shops, 3 public houses, a health centre, a library and a public hall.

39.13 At January 2001, the primary school had permanent accommodation for 240 and no temporary accommodation. There were 200 pupils on the school roll. Secondary education for both villages is at Sawston Village College.

39.14 Stapleford also had a relatively good provision of services at the time of survey including one food shop, a post office/shop, 4 non-food shops, 3 public houses and a primary school. Although there is a recreation ground and other open space, the provision in the village falls below the National Playing Fields Association's standards.

39.15 At the time of survey, the primary school had a roll of 260. There was permanent accommodation for 270 and no temporary accommodation.

39.16 Great Shelford and Stapleford are served by mains drainage. Foul sewage is treated at the Cambridge Works.

Planning Constraints

39.17 Both villages are surrounded by Green Belt and are situated in the Area of Restraint south of Cambridge. Great Shelford and Stapleford lie in the East Anglian Chalk Landscape Character Area and Natural Area, and there is high grade agricultural land surrounding much of the built-up area.

39.18 Conservation Areas were designated in Great Shelford in March 1976 and Stapleford in September 1989. The former includes much of the older part of Great Shelford on its western side, whilst the Stapleford Conservation Area includes land at Mingle Lane and near the Church.

39.19 In the lists of Listed Buildings for the two villages published by the Department of the Environment there is one grade I, three grade II* and forty three
grade II buildings. These lists are not finite. There are sites of archaeological interest.

Planning Policies

39.20 Over time the built-up areas of the two parishes have come together and in physical terms they form one settlement. Indeed Great Shelford provides many of the services and facilities not found in Stapleford. It would be artificial to treat the two parishes separately as they form a single planning unit. Great Shelford and Stapleford have been designated 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.

39.21 The Green Belt, Landscape Character Area and the openness and high quality of agricultural land surrounding the village make development inappropriate beyond the identified village framework.

39.22 The development of any site which will affect the Conservation Areas and the setting of the Listed Buildings will be subject to the policies outlined in Part 1 of the Local Plan.

39.23 In Great Shelford, in the list of Listed Buildings published by the Department of Environment, there is one grade I, one grade II* and 31 grade II buildings.

39.24 In Stapleford there are no grade I Listed Buildings. There are, however, 2 grade II* and 12 grade II Listed Buildings. These lists are not finite.

(1) Great Shelford

39.25 In the area of low density housing in parkland immediately north of the railway and to the south-west of Cambridge Road the existing character will be maintained. Similarly development will be strongly resisted beyond the village framework to the south of the low density housing on Woodlands Road and Woodlands Close. In order to protect the low density character of the housing at Woodlands Road and Woodlands Close, there will be a general presumption against infill development in this part of the village. Also development will not be allowed on the open land east of King's Mill Lane and south Church Street where the open countryside crosses the River Cam and comes right into the centre of the village. This area is also included in the Conservation Area.

POLICY GREAT SHELFORD 1: Further development will be resisted on the western edge of the Conservation Area to retain the open space character between Great and Little Shelford.
POLICY GREAT SHELFORD 2: Proposals for change of use, conversion or redevelopment for additional shopping or commercial development in the area of High Street and Woollards Lane will only be permitted if the proposal

1) is sympathetic in scale to the character of the village.

2) would not significantly increase traffic generation and parking difficulties.

3) would not result in the further loss of residential character in the centre of the village or in the expansion of commercial uses into adjacent areas where the existing character is residential.

39.26 The village centre has a number of shops with associated uses and offices along High Street and Woollards Lane. These cause problems of traffic congestion and car parking. The District Council recognise that these uses provide an important village facility but proposals for additional development must be considered in terms of the impact on the Conservation Area.

39.27 The District Council will therefore consider carefully the form and scale of any proposed development with the aim of retaining both the existing character of the village centre which is a mixture of commercial and residential uses, and the existing residential character of those parts of High Street and Woollards Lane which are outside the areas of commercial activity.

(2) Stapleford

39.28 The District Council wish to protect three open areas to maintain the character of the village. These are identified as Protected Village Amenity Areas. Greenhedge Farm is in the Green Belt and includes a site which may be suitable for an extension to the recreation ground; the District Council will seek agreement with developers of housing land to provide the required additional open space here. To the east of Haverhill Road, limited infill development may be appropriate, but development in depth will be inappropriate as the District Council wishes to maintain the existing linear character. For similar reasons, land to the west of Green Hedges School should be restricted to infill development.

POLICY STAPLEFORD 1: A site east of Bar Lane and west of the access road to Green Hedge Farm is allocated as an extension to the existing recreation ground.

39.29 Recreation provision in Stapleford falls substantially below the National Playing Fields standard of 2.4 hectares per 1,000 population. The existing recreation ground at only 2.0 hectares provides less than half the recreation open space needed.
GREAT WILBRAHAM
(Inset Proposals Map No. 40)

40.01 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

40.02 Great Wilbraham lies some 7 miles east of Cambridge and roughly 2 miles south of the A1303 road. To the north of the village runs the Little Wilbraham River. The parish covers 1,133 hectares.

History and Settlement

40.03 The Fleam Dyke divides the parish with the parish of Fulbourn on the south-west side and then follows on the west and north sides with the headwaters of the Little Wilbraham River. The Icknield Way crosses the Fleam Dyke and runs parallel with Street Way on the south-eastern side of the village.

40.04 The main settlement has formed around a large oval green with the parish church on the north-west side. To the south-east at the junction with Church Street and the High Street is a small triangular green, and another similar green on the Mill Road junction. Wilbraham Temple to the north of the village is the site of the Knight's Templar estate, which was transformed in the 14th century to the Knight's Hospitallers and at the Dissolution was given by Henry VIII to Fotheringhay College, Northampton. Sir John Huddlestone owned the estate until 1683.

40.05 At the time of the enclosure in 1797 the main farmhouses and cottages were sited along the village streets. Some early farm buildings remain with the traditionally built timber-framed and plastered farmhouses and cottages which had thatched or plain tiled roofs. Red brick, gault brick, and slate were introduced in the 18th and 19th centuries. The parish church of St Nicholas has 12th century origins and was restored in the 19th century. The Manor House was rebuilt in the 17th century on the site of the Knight's Templars manor house - the solar wing of the Knight's Hospitallers house remains as an outbuilding. No.63 Whitethorne, Church Street is a rare ailed building of the 13th/14th century.

40.06 Mutlow Hill tumulus (Grid Ref: 547543), the Causewayed enclosure 900m W of Great Wilbraham parish church (Grid Ref: TL53995782) and the Henge 220m ESE of Herrings House are Scheduled Ancient Monuments. Fleam Dyke is among the other sites of archaeological interest in the parish.

Recent Planning History

40.07 In 1951 the population was 440. By mid 1991, it had grown to 610 and by mid 1996 it was estimated to be 650.
Services and Facilities

40.08 At the time of the survey Great Wilbraham had a relatively modest provision of services. These include a post office/shop, public house, primary school recently constructed to the north of the village and north west of Church Street, public hall and sufficient public space to play football or cricket. The primary school, on the west side of The Lanes provides 3 classrooms. At January 2001, there was permanent accommodation at the primary school for 90 pupils and no temporary accommodation. There were 93 pupils on the school roll. Secondary education is at Bottisham Village College.

40.09 The village has mains sewerage which is connected to the treatment works at Teversham.

Planning Constraints

40.10 Great Wilbraham lies in the Cambridge Green Belt and is surrounded by high quality grade 2 agricultural land. The village lies in the East Anglian Chalk Landscape Character Area and Natural Area. The north-east part of the village was designated a Conservation area on 15th January 1975. Within the Conservation Area the open spaces between Angle End, Temple End and the east of Church Street form an integral part of the character of the village and is allocated as a Protected Village Amenity Area. There is an Area of Archaeological Interest to the west of Frog End. The grounds of Wilbraham Temple are registered as a garden or park of Special Historic Interest.

40.11 In the lists of Listed Buildings published by the Department of the Environment there are three grade II* and thirty three grade II buildings. These lists are not finite. There are sites of Archaeological Interest.

Planning Policies

40.12 With its overall level of services Great Wilbraham 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.

40.13 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.

40.14 The Green Belt and high grade agricultural land preclude development beyond the village framework. To the rear of the eastern side of Angle End and to the south of High Street and Temple End any new access will be resisted as backland development would be inappropriate if the linear character of this part of the village is to be retained.

40.15 The open frontages on Frog End opposite Rookery Farm should be maintained to preserve the area's rural character. Similarly both the open spaces in the Conservation Area and the frontages onto the Primary School Playing Field need to be protected against development as they contribute significantly to the character of the village.
GUILDEN MORDEN

(Inset Proposals Map No. 41)

41.01 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

41.02 Guilden Morden lies in the south-western corner of the District, close to the borders of Hertfordshire and Bedfordshire. It is some 15 miles from Cambridge, mid-way between Royston and Biggleswade which are both about 5 miles distant from the village. The A505 runs about 3 miles to the south of the village. The parish covers 1,051 hectares.

History and Settlement

41.03 The boundaries of Guilden Morden follow the River Cam and Rhee to the west, to the east a stream rising near Ashwell Street, and to the south for a short distance the Icknield Way near the former Cistercian monastic site of Odsey. The main settlement lies to the north of the parish, originating from a large green and the parish church. Development occurred along the High Street to the south and roads radiating from the central area. There are two isolated hamlets, Little and Great Green to the north-east. Hooks Watermill and Morden Hall are both noteworthy, as is the racing establishment created by the Second Duke of Devonshire at Odsey when he remodelled the racecourse over Odsey Heath (Herts) and built Odsey House. The almhouses and cottages dating from the 17th century are traditionally built of timber frame, plastered, with plain tile or thatched roofs. Clay bat, an unfired brick, red brick and white brick with tiled and slated roofs were used in the 18th and 19th centuries. The parish church of St Mary dates from the 12th century.

41.04 The open fields were enclosed by 1800. The land is farmed mainly as arable today.

41.05 The River Rhee (Grid Ref: 34) is a County Wildlife Site.

41.06 There are four sites of Archaeological Interest in the parish. The round barrow south-west of Odsey Grange (Grid Ref: 290379), and the Roman Villa 900 metres north-east of Ashwell village (Grid Ref: 277405) are Scheduled Ancient Monuments.

Recent Planning History

41.07 In the early 1970's two estates of Local Authority housing were built. There is a private development of 25 houses south of the Great Green. More recently, social housing has been developed as an extension to New Road and at Church Lane.

41.08 In 1951 the population of Guilden Morden was 550. By mid 1986 this had risen to 850 to 900 by mid 1996, an increase of 63% in the post-war period during which planning policies have been applied.
Services and Facilities

41.09 Guilden Morden has a limited range of facilities, but these include a primary school; there is also a village hall and recreation ground. At January 2001, there was permanent accommodation at the primary school for 90 pupils and no temporary accommodation. There were 64 pupils on the school roll.

41.10 The Sewage treatment works in the village also serves Steeple Morden.

Planning Constraints

41.11 Guilden Morden lies in the Area of Restraint south of Cambridge. The village is cut in half by the boundary between two Landscape Character Areas and corresponding Natural Areas: the Bedfordshire and Cambridgeshire Claylands Landscape Character Area (and West Anglian Plain Natural Area) to the North and the East Anglian Chalk Landscape Character Area and Natural Area to the South. It is surrounded by high quality grade 2 agricultural land. The approach to the north end of the village via Potton Road is an attractive landscaped setting where development would be inappropriate. The linear character of the village is particularly marked in the southern half of the village; the dominant character of the village is of development along the winding main street punctuated by a series of important open frontages. The central and southern part of the village is covered by a Conservation Area designated in 1975.

41.12 In the lists of Listed Buildings published by the Department of the Environment there are two grade I, one grade II* and fifty six grade II buildings. These lists are not finite.

41.13 There are Scheduled Ancient Monuments, Sites of Special Scientific Interest and Sites of Archaeological Interest.

Planning Policies

41.14 With a modest level of services which include a post office/shop and a Primary School, Guilden Morden has been designated 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.

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

POLICY GUILDEN MORDEN 1: Land off Church Lane, amounting to some 0.5 ha (residue) is allocated for residential development on the Guilden Morden 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.
41.16 Proposals for the allocation should have regard to the proximity of surrounding properties at Trap Road, Church Lane and Church Street. Details of boundary treatments should be discussed with officers of the Planning Department. Extensive landscaping will be required in order to reduce the impact on the amenities of nearby residents. Developers will have to have regard to "Cambridgeshire Landscape Guidelines" which has been adopted as Supplementary Planning Guidance by the District Council. The District Council will give preference to schemes which include a proportion of small homes for first-time buyers or other small households. The development of the site will be dependent upon suitable access. The site is larger than would normally be permitted in a Group village. However, it forms a natural planning unit and part of the site has already been developed following the allocation of this land in the 1993 Local Plan.

41.17 The site lies within the medieval historic core of the village and includes the rear portions of probable medieval plots. Potential for the survival of buried archaeological remains relating to the settlement and development of the village may survive.

41.18 The District Council attaches great importance to the open areas within the built-up framework of the village, and those which should remain open have been indicated as being Protected Village Amenity Area or Countryside Frontages. Of particular importance is the open area behind the Parish Church and bounded by properties on Fox Hill Road, Dubb’s Knoll Road and Church Street; there will be a general presumption against development of this land. Town Farm Meadow is another area of open land which is important to the character of the village. In policy terms the meadow is excluded from the built-up framework of the village and treated as part of the countryside. It is also defined as an Important Countryside Frontage because it allows land of countryside character to penetrate into the centre of the village.
HARDWICK

(Inset Proposals Map No. 42)

42.01 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

42.02 The village of Hardwick lies south of the A428 (Cambridge-St Neots Road) some 5 miles west of Cambridge. The parish covers 581 hectares.

History and Settlement

42.03 Hardwick parish boundaries follow the A1303 road to the north, to the east and west they run parallel to each other along the common boundaries with Comberton and Caldecote - to the south it follows an irregular boundary with Toft to which it may have been once joined. The village lies in the middle of the parish and before the enclosure of the open fields and commons of 1836, most of the farmhouses and cottages were sited around a large village green. Some farms after enclosure were sited away from the village.

42.04 The parish church of St Mary was first recorded in 1217. The Blue Lion public house, The Chequers Inn and Victoria Farmhouse and Cottage date from the 16th century. They are traditionally built of timber frame plastered with thatched, plain tile or pantile roofs. The early farm buildings were weatherboarded.

Recent Planning History

42.05 Apart from a few outlying farmhouses, the settlement pattern remained the same until the 1930's when a ribbon of bungalows was built along St. Neots Road. After the Second World War this ribbon development continued, completing an almost continuous line of buildings along the main road.

42.06 In the early 1970's Hardwick was designated as a Growth Village. Subsequently a large residential development known as the Limes Estate was built and here a primary school opened in the early 1980's. The parish therefore tends to fall into three distinct areas; the original rural settlement by the church, the ribbon development along St. Neots Road, and the estate development at The Limes. The scale of development is demonstrated by the fact that the population in 1951 was 470, while by mid 1991 it had grown to at 2,460 and had increased again to 2,550 by mid 1996.

Services and Facilities

42.07 Hardwick has a modest range of services and facilities. At the time of survey, the village had a post office/shop, 2 food shops, 6 other shops, and a public house. It also has primary school education, 2 public halls and recreation space for activities such as football and cricket. At the primary school in January 2001, there was permanent accommodation for 360 pupils and no temporary accommodation.
There were 311 pupils on the roll. Secondary education is at Comberton Village College.

42.08 The parish has mains sewerage, part of which is linked to Bourn Treatment Works and part to Uttons Drove.

Planning Constraints

42.09 The village lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. The Cambridge Green Belt runs along the northern and eastern edge of the village. High quality agricultural land (grade 2) surrounds the southern edge of the village and this part of the village is covered by a Conservation Area designated on 25th February 1988. Areas of Archaeological Interest include the corner of the A428 and Cambridge Road and also on the eastern side of Main Street opposite Wallis' Farm.

42.10 In the lists of Listed Buildings published by the Department of the Environment there are one grade II* and six grade II buildings. These lists are not finite.

Planning Policies

42.11 With its existing level of services and facilities, Hardwick 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.

42.12 The framework is defined by the clear edge of housing at the Limes Estate and by Green Belt where applicable. It is drawn tightly around the western edge of the oldest part of the village where it is important to retain the character of the settlement and avoid intrusion into the open countryside.

42.13 The development of any site which will affect the setting of the Listed Buildings will be subject to the policies outlined in Part 1 of the Local Plan.

42.14 The Local Planning Authority will resist further consolidation of the ribbon development in St. Neots Road in order to provide a clear break between Hardwick village and development at Highfields Caldecote.