

HARLTON

(Inset Proposals Map No. 43)

43.01 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

43.02 Harlton is a small village about 1 mile west of Haslingfield and about 5 miles south-west of Cambridge, lying on the southern side of the A603. It lies below the chalk escarpment immediately to the south and which rises to about 67 metres in this area. The parish covers 510 hectares.

History and Settlement

43.03 Harlton parish boundaries follow the ancient Mere Way along the ridge to the south, the Bourn Brook on the northern boundary and old water courses on the eastern boundary. The village lies along a spring line and possibly a large village green that survives by the church and manor farm. There are a number of medieval moated sites to the north and west of the village and some surviving ancient woodland at Butler's Spinney.

43.04 The parish church of St Mary dates from the 14th century. The manor farmhouse of the late 17th century and great barns of the 18th century form an important group of buildings in the village together with later farm groups. The earlier 17th century buildings are traditionally built of timber frame plastered, with thatched or plain tile roofs. Brick was used in the Manor farmhouse, and was more commonly used in the 19th century. The Rectory is of grey brick, and No. 54 Eversden Road built from clunch, have slate roofs. Clunch was mined in the parish until 1906.

43.05 The open fields and commons were enclosed in 1810. The land is farmed as arable with some grazing today.

43.06 Lord's Bridge Observatory (Grid Ref: 3953) and Cambridge – Bedford disused railway (Grid Ref: 3854) is a County Wildlife Site.

43.07 A Roman Barrow 150 yards north-west of Lords Bridge Station is a Scheduled Ancient Monument.

Recent Planning History

43.08 In the 1950's a row of local authority houses was built east of the village along Haslingfield Road. By the 1970's there was almost continuous development on both sides of the High Street. North of Eversden Road a row of local authority houses was built and mingled with the older buildings in that part of the village. The strong linear character of the village survives while the church and rectory are set back in an open and rural setting on the High Street.

43.09 In 1951 the population was 240. By mid 1991 it had risen to 280 and to 290 by mid 1996.

Services and Facilities

43.10 At the time of survey in Harlton there was one post office/shop. There are also 2 public houses, a community hall and a garage. Primary education is at Haslingfield and secondary education is at Comberton Village College.

43.11 The village has mains sewerage, which is connected to the treatment works at Haslingfield.

Planning Constraints

43.12 Harlton lies within the Cambridge Green Belt, in the Area of Restraint south of Cambridge, and is situated in the East Anglian Chalk Landscape Character Area and Natural Area. The land north, west and east on the edge of the village is grade 2 agricultural land and the land to the south is grade 3. There are two Areas of Archaeological Interest; one covers an area to the rear of properties north of Eversden Road and the other extends west of Washpit Lane and rear of St. Mary's Church. A Conservation Area was designated on 23rd February 1989.

43.13 In the lists of Listed Buildings published by the Department of the Environment there are one grade I and sixteen grade II buildings. These lists are not finite.

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

Planning Policies

43.15 Harlton has a generally low service base and 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. In order to maintain the linear character of the village, there is a presumption against backland development both beyond and within the identified framework.

43.16 The important break between the two built-up areas at the crossroads is designated Green Belt and provides a strong rural feeling to this part of the village.

43.17 The special character of the Listed Buildings and their setting amongst other older properties in the centre have been included within the Conservation Area. Particularly important are the farm buildings on the northern entrance to the village.

HARSTON

(Inset Proposals Map No. 44)

44.01 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

44.02 Harston is situated some five and a half miles south of Cambridge and straddles the A10 Cambridge-Royston Road. The B1368 runs from the north of the village southwards towards Newton and Fowlmere. The Cambridge to Royston railway line runs to the south-east of the village. The parish covers 708 hectares.

History and Settlement

44.03 The parish extends from the Rhee and Cam or Granta on the north to the Hoffer Brook on the south-west. The eastern boundary follows roads and field boundaries which were formally laid down after the enclosure of 1800. The village stands close to the river at the western edge of the parish with the church, manor house and mill on the western side. The main Royston road bends around two small greens and flanks a former larger green common on the east. The Cambridge line from Royston was opened in 1861; the station has recently been demolished.

44.04 Farmhouses and cottages date from the 16th century with infill rows of cottages and larger buildings in the 19th century. The earlier buildings 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 and clunch and slate and pantiles were used. There are some fine 18th century buildings, the Manor House, Harston House, and Baggot Hall, were built on or near four original manor sites. The parish church of All Saints is mostly mid 14th century.

44.05 The open fields and commons were enclosed by 1800; the land is farmed as grazing and arable. Harston Pit (Grid Ref: 420519) is a County Wildlife Site.

44.06 The settlement site at Manor Farm (Grid Refs: 418497, 419500, 418502), is a Scheduled Ancient Monument. Large parts of the village are sites of Archaeological Interest.

Recent Planning History

44.07 By the 1950's, building had taken place along the northern end to the London Road and turned along it. Extensive further development occurred in the 1970's and the early 1980's. Significant estate development took place between High Street and London Road and further south of the eastern side of High Street at The Limes.

44.08 In 1951 the population of Harston was 940. By mid 1991 this had risen to 1,600 but had fallen slightly to 1,590 by mid 1996.

Services and Facilities

44.09 Harston has a reasonable level of services and facilities. At the time of survey it had a post office/shop, one non-food shop and 2 other shops. It also had 4 public houses, a primary school, a public hall and recreation ground. There was permanent accommodation at the primary school for 150 pupils and no temporary accommodation. There were 130 pupils on the school roll. Secondary education is provided at Melbourn Village College.

44.10 The village has mains sewerage which is connected to the treatment works at Haslingfield.

Planning Constraints

44.11 Harston lies within the Green Belt and is within the Area of Restraint south of Cambridge. The village is surrounded by high grade agricultural land which is grade 2 and lies within the East Anglian Chalk Landscape Character Area and Natural Area. There are two Scheduled Ancient Monuments - south of the village on either side of Royston Road. Areas of Archaeological Interest include areas to the north of the cemetery on Button End, west of the River Cam and south of the village and land south of New Farm, Royston Road. The Highways Authority has stated that no further major development should be permitted until Harston is relieved of through traffic.

44.12 In the lists of Listed Buildings published by the Department of the Environment there are three grade II* and twelve grade II buildings. These lists are not finite.

Planning Policies

44.13 With its existing level of services and facilities, Harston 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.

44.14 In most cases, the framework follows the Green Belt boundary. However, on the west-side of the A10 the framework has been drawn closer to the properties to exclude the far end of very long back gardens which form a transition to the open countryside. Backland development on these gardens would damage the linear and low density character of this side of the village, would have an undesirable impact on the adjoining Green Belt and could involve a potentially dangerous access onto the A10.

44.15 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.

HASLINGFIELD

(Inset Proposals Map No. 45)

45.01 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

45.02 Haslingfield lies some 3 miles south-west of Cambridge close to the River Cam or Rhee, between the A603 and the A10 Trunk Road. It lies mainly on the 6 metre contour line, while the chalk escarpment rises abruptly south of the village at Chapel Hill, reaching 67 metres. This parish covers 1193 hectares.

History and Settlement

45.03 The Bourn Brook and the Rhee form the north and east boundaries; the boundary with Harlton follows the division of the open fields after enclosure in 1810. The village occupies an oval area of about 40 hectares. Around the perimeter are lanes and paths including the High Street east of the parish church. The Hall and moated site within the great green may have been a medieval encroachment, which continued into the 17th century and later.

45.04 The parish church dates from the 12th century but was largely rebuilt in the 14th century. Haslingfield Hall is the remnant of the mansion which was reduced to its present size c.1814. The farmhouses and cottages date from the 15th century, they were traditionally built of timber frame, plastered, with thatched or plain tile roofs. Red brick in the late 17th and 18th century continued to be used with a variety of materials including clay bat, clunch and white brick in the 19th century. Buildings of interest include the former malting No.39 High Street, The Dovecote, No.29 High Street, Haslingfield Manor, Broad Lane and the Hall.

45.05 The open fields and commons were enclosed by 1810. The land is farmed as arable or grazing today. Haslingfield Pit (Grid Ref: 408517) is a County Wildlife Site.

45.06 A settlement complex north-east of the parish is a Scheduled Ancient Monument; there are five sites of Archaeological Interest. A settlement complex north east of the parish and Haslingfield Hall; a post medieval moated site and associated formal garden remains, bridge, park wall and gateway are Scheduled Ancient Monuments.

Recent Planning History

45.07 In the early 1900's building began on plots on the north edge of the Manor Park. In the 1960's a large number of new bungalows and houses were built, both by local authority and the private sector and some old farm houses were demolished to make way for them. Since then new housing development has been in the form of small estates on former open areas enclosed by frontage development and the estate development on the former site of Eastern Counties Farmers at Harston Road. The village framework is identified mainly in the south by the southern extent of this new building while to the north it follows mostly the plot boundaries of older low density housing.

45.08 In 1951 the population of Haslingfield was 1,140, while by mid 1991 it had risen to 1,370 and to 1,530 by mid 1996.

Services and Facilities

45.09 Haslingfield has a reasonable level of services. At the time of survey the village had one Post Office/Shop and 3 other shops two of which are non food shops. It has also one public house, a primary school, 1 public hall, one Methodist Chapel and a recreation ground. At January 2001 the primary school had permanent accommodation for 150 pupils and no temporary accommodation. There were 130 pupils on the school roll. Secondary education is at Comberton Village College.

45.10 A sewage treatment works serves both Haslingfield and several surrounding villages.

Planning Constraints

45.11 Haslingfield is situated in the Area of Restraint south of Cambridge.

45.12 The village also lies in the Cambridge Green Belt and is the East Anglian Chalk Landscape Character Area and Natural Area. It borders high grade agricultural land of grade 2 to the west. The Conservation Area was designated on 15th January 1975 and covers the area of the Great Manor and All Saints Church and includes a large number of Listed Buildings associated with High Street/School Lane. There is an Area of Archaeological Interest around the Great Manor, and other sites of Archaeological Interest.

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

Planning Policies

45.14 Haslingfield has been designated a Group Village, where development of up to eight homes will be permitted on appropriate sites within the village framework, 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.

46.15 Haslingfield, despite some previous estate development, still retains much of its original rural character. The Haslingfield Hall is allocated as a Protected Village Amenity Area. Other considerations are the Conservation Area and Haslingfield's sensitive location in the Green Belt and Landscape Character Area. Being in the Green Belt and in the Area of Restraint south of Cambridge, development will be firmly resisted outside the framework of the settlement.

45.16 Development in the village will need to take into account the designated Conservation Area (particularly the open character of the land around the Manor) and the number of important Listed Buildings within the village framework.

POLICY HASLINGFIELD 1: Within the Haslingfield Conservation Area the special open character will be retained and the District Council will resist any form of development which would adversely affect this important setting of the centre of the village.

45.17 The central part of the village consists of open pasture land and rural lanes and is what is left of a larger green which was once similar to that which still exists at Barrington. This open land is the setting for the Parish Church; the Manor House and a number of other Listed Buildings and contributes greatly to the character of the village, much of which is allocated as a Protected Village Amenity Area.

HATLEY

(Inset Proposals Map No. 46)

46.01 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

46.02 The parish of Hatley was formed in 1957 by uniting Hatley St. George and the slightly larger East Hatley. It lies 12 miles south-west of Cambridge along the Gamlingay-Croydon Road.

History and Settlement

46.03 The two parishes developed from two manors in what was originally well-wooded country. Hatley St George was emparked in medieval times - it consists of a few estate cottages along the Gamlingay to Croydon road with the church of St George 13th-15th century. Hatley Park, a fine small country house dating from the 17th century has 18th and 19th century alterations and additions. East Hatley has important village remains grouped around a triangular green at the meeting point of two former roads. The small parish church of St Denis c.1300 and 1874 is now redundant and is protected as a small nature reserve.

46.04 By 1871 there were 6 farmsteads in the village and about 12 cottages, "The Palace", a house at its south western end was erected for members of Downing College to occupy while supervising the college estate.

46.05 Buff Wood is a Site of Special Scientific Interest (Grid Ref: 281504); Hatley Park grassland (Grid Ref: 274518), Cambridge – Bedford disused railway (Grid Ref: 2752) and St. Denis churchyard (Grid Ref: 285505) are County Wildlife Sites.

46.06 St Denis parish church is a statutory Local Nature Reserve and is managed by the Parish Council and the District Council.

Recent Planning History

46.07 Some development has occurred since 1970 most particularly at East Hatley where new houses fill gaps along the High Street.

46.08 In 1951 the population of the villages was 150. By mid 1991 this had risen to 230 and to 250 by mid 1996.

Services and Facilities

46.09 The two hamlets have a low level of services and facilities. There is a post office/shop and a public hall with a recreation ground, but little else beyond some basic utilities. Children attend primary and middle schools at Gamlingay. They then go to Stratton Upper School at Biggleswade.

46.10 The parish has mains sewerage.

Planning Constraints

46.11 Both East Hatley and Hatley St. George lie in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area and are almost entirely surrounded by high grade agricultural land. There is an Area of Archaeological Interest which covers East Hatley and the immediate surrounding open area.

46.12 In the lists of Listed Buildings published by the Department of the Environment there are three II* and four grade II buildings. These lists are not finite. There are sites of archaeological interest.

Planning Policies

46.13 With a small population and a very limited number of services and facilities, Hatley St. George and East Hatley have both been identified as Infill villages. 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.

46.14 The development of the 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.

46.15 Concerning the issue of employment, consents for light industrial use have been granted at Church Farm.

HAUXTON

(Inset Proposals Map No. 47 & 47a)

47.01 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

47.02 Hauxton is some three miles south of Cambridge, on the eastern side of the A10. The road running east-west through the village connects to the Shelfords. Immediately to the east of the village, the M11 runs on an embankment. The parish covers 239 hectares.

History and Settlement

47.03 The boundaries of the parish were laid out formerly at the time of the enclosure in 1800; the River Cam or Granta divides the parish from Great Shelford. The ford by the mill was used in ancient times.

47.04 The village by 1800 was established along a street parallel to the Granta, and a small settlement also grew up around the mill. Hauxton Mill was possibly one that Chaucer uses in the Reeve's Tale. The old mill house, altered in the 18th century, has been converted to office use by Fisons, later Schering's Agrochemical Company and currently AgrEvo. The watermill remains the only and best example of one of Cambridgeshire's 19th century mills. The parish church of St Edmund could have an Anglo Saxon foundation. The Little Manor House, the Tudor House, and the Old House date from the 15th century - they are traditionally built of timber frame, plastered, with plain tiled roofs.

Recent Planning History

47.05 In the 1930's land east and south of the village, along the Cambridge Road and another road branching off it to the south, was sold for housing development. Houses along Church Street at the western end were demolished to make way for the expansion of the adjoining Fisons works, along with almost all the houses at Mill End. The Fison's works at Hauxton Mill is now AgrEvo. Later housing development took place south of Church Road, and east of Newton Lane, where a modern primary school has been built.

47.06 In 1951 the population was 380. By mid 1991 this had risen to 670 and to 720 by mid 1996.

Services and Facilities

47.07 Hauxton has a primary school, a community hall and a recreation ground on the southern side of Church Road. At January 2001 there was permanent accommodation at the primary school for 90 pupils and no temporary accommodation. There were 62 pupils on the roll. Secondary education is provided at Melbourn Village College.

47.08 The village has mains sewerage which is connected to the treatment works at Haslingfield.

Planning Constraints

47.09 Both the village of Hauxton and the AgrEvo site are surrounded by the Green Belt and lie within the Area of Restraint south of Cambridge. The land east and south-east of the village is high quality agricultural land designated grade 2 while the land to the north is grade 3. A Conservation Area was designed in the centre of the village in January 1988. The village lies within the Bedfordshire and Cambridgeshire Landscape Character Area and the West Anglian Plain Natural Area.

47.10 In the lists of Listed Buildings published by the Department of the Environment there are one grade I and eight grade II buildings. These lists are not finite.

47.11 There are Sites of Archaeological Interest.

Planning Policies

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

47.13 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.

47.14 Proposals for the extension of the AgrEvo works will be determined on the basis of the Master plan and will be confined to that area which lies outside the Green Belt. (see inset 47a)

HEYDON

(Inset Proposals Map No. 48)

48.01 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

48.02 Heydon is situated some 13 miles south of Cambridge near to the borders of Essex and Hertfordshire set on Anthony Hill with good views over the surrounding area.

History and Settlement

48.03 The parish boundaries follow field boundaries around the village, the county boundary with Essex on the east, the Icknield Way below Anthony Hill on the north and the Heydon Ditch to the west which crosses the Icknield Way.

48.04 The settlement lies along the ridge and around the junction with three roads which form a triangular green. The church lies south of the green with the former manor house site located in a field to the east. The parish church dates from the late 15th century. It was bombed during the Battle of Britain in 1940 and repaired by 1956. The existing former rectory was built in 1853 for the later 6th Earl of Braybrooke primarily as a shooting lodge. One of the last bustards was reputed to have been shot in the parish. The Victorian Gothic style porch of the Old School House is of interest. Several early farmhouses and cottages survive from the 16th century and include Bramley Cottage, Ash Cottage and Walnut Tree Cottage in Fowlmere Road. Traditionally built of timber frame, plastered or weatherboarded with thatched or plain tile roofs, the earlier buildings were altered in brick in the 18th century or rebuilt in the 19th by using flint and gault brick.

48.05 Heydon Pit and RSV (Grid Ref: 432409) is a County Wildlife Site.

Recent Planning History

48.06 Large houses such as Heydon Place and Heydonbury are set in substantial grounds and give a low density character to the southern and eastern entrances to the village green. Early ribbon development along the Fowlmere and Chishill Roads has been consolidated by individual houses and a small estate built by the local authority. This has emphasised the primarily linear form of settlement where there is no backland development. The wide frontages of housing plots and the important open frontages bring the countryside right into the village particularly opposite High Close and south of Hill Farm giving a strong rural character.

48.07 In 1951 the population was 150, and this had increased marginally to 190 by mid 1991 and to 200 by mid 1996.

Services and Facilities

48.08 At the time of survey Heydon had very few services except for the William the Fourth Public House on Chishill Road. Primary education is provided at Fowlmere and secondary education at Melbourn Village College.

48.09 The village has mains sewerage which is connected to the treatment works at Barley.

Planning Constraints

48.10 Much of the village is in a Conservation Area designated 3rd October 1979 and it lies both in the Area of Restraint south of Cambridge. Heydon is situated in the East Anglian Chalk Landscape Character Area and Natural Area. There is high quality agricultural land of grade 2 to the south and east of the village with grade 3 elsewhere and Areas of Archaeological Interest.

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

Planning Policies

48.12 With an existing low level of services and facilities Heydon has been identified as a settlement where only infill development may be appropriate within the built-up 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. However, the village is characteristically open and rural and for this reason opportunities for further infill development are limited.

48.13 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.

HILDERSHAM

(Inset Proposals Map No. 49)

49.01 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

49.02 Hildersham is some 9 miles south-east of Cambridge and on the northern edge of the A604, lying beside the River Bourn. It is about one mile north-west of Linton. The parish covers 611 hectares.

History and Settlement

49.03 The River Granta, bridged for the first time in 1886, divides the parish into two unequal parts. The parish boundaries lie along Wool or Worsted Street to the north and the Essex county boundary to the south. The water meadows, footpaths and flood banks are crossed by the High Street linking the two village greens. The church and manor house to the north, and former manor now Hildersham Hall to the south, still dominate the parish. The mill on the River Granta to the east was formerly in Linton parish.

49.04 Hildersham Hall, built c.1807, includes the ranges of the earlier house; the park was laid out in c.1810 and is divided today by the Abington bypass. Burford Farmhouse and Mabbutts are 16th century buildings altered in the 17th century. Mabbutts may have been a guildhall. The farmhouses and cottages are timber-framed and plastered with thatched and plain tiled roofs. Rebuilding and alterations in the 19th century are in red brick with slate roofs. The red brick and flint walls are a feature of the village as are the wrought and cast iron bridge and railings.

49.05 The open fields and commons were enclosed in 1883; the land was used as it is today for grazing and arable. Woodland on the Essex border was much reduced by the 18th century but survives as Hildersham Wood today. Alder Carr to the north of the River Granta extends over former water meadows.

49.06 Hildersham Wood (Grid Ref: 535457), Alder Carr (Grid Ref: 543459) and Furze Hill (Grid Ref: 552485-550487) are Sites of Special Scientific Interest.

49.07 Furze Hills RSV (Grid Ref: 5548) is a County Wildlife Site.

49.08 A Roman burial-mound similar to those at Bartlow was demolished in 1852. Worsted Street (via Devana) is a Scheduled Ancient Monument.

Recent Planning History

49.09 New building, mainly local authority houses, opposite Hildersham Hall, enlarged the village from 42 to 55 houses between 1921 and 1931. Since then with the exception of the small local authority estate at Meadowlands, development has been mainly restricted to infilling and conversions.

49.10 In 1951 the population was 150. By mid 1991 this had risen to 210, falling to 200 at mid 1996.

Services and Facilities

49.11 At the time of survey there was only one public house, one public hall and a recreation ground. Primary school education is provided at Great Abington and secondary school education at Linton Village College.

49.12 The village has mains sewerage which is connected to the treatment works at Linton.

Planning Constraints

49.13 Hildersham lies in the East Anglian Chalk Landscape Character Area and Natural Area and is in the Area of Restraint south of Cambridge. The land on the northern edge of the village is high quality grade 2 agricultural land, with the remaining land encircling the village classified as grade 3. A Conservation Area was designated on 21st January 1972 and covers most of the buildings on High Street together with the important open areas on its eastern side.

49.14 In the lists of Listed Buildings published by the Department of the Environment there are one grade I, three grade II* and twelve grade II buildings. These lists are not finite.

49.15 There are Scheduled Ancient Monuments, Sites of Specific Scientific Interest and Sites of Archaeological Interest.

Planning Policies

49.16 With a low level of existing services and facilities, Hildersham has been identified as an Infill-only village where infill development may be acceptable on suitable sites within the village 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.

49.17 The framework has been drawn around the built-up area and there are a number of important open frontages to the High Street within this framework particularly near Hildersham Hall and at the crossing point of the river. The District Council does not consider that these are appropriate for development but should be retained as open features in the street scene. Consequently, the sites have been annotated as Important Countryside Frontages and Protected Village Amenity Areas.

49.18 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.

HINXTON

(Inset Proposals Map No. 50)

50.01 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

50.02 Hinxton lies on the east bank of the River Cam or Granta, 9 miles south south-east of Cambridge and 5 miles north-west of Saffron Walden in Essex. It is just off the A1301. The parish covers 608 hectares.

History and Settlement

50.03 Hinxton parish boundaries follow the River Cam or Granta on the western side, the county boundary on the southern and eastern sides, and two branches of the Icknield Way. The Cambridge - Saffron Walden Road which runs through the parish may formerly have run through the High Street. The southern end of the High Street was enclosed in the park of Hinxton Hall between 1833 and 1886, it was diverted around the north-west edge of the grounds to a new river crossing; New Road from the park gates was built at the same time. The High Street was possibly continuously built up with farmhouses and cottages, the present gaps may have resulted from serious fires in the 17th and 18th centuries. On the south side of Church Green stood the market place and the Red Lion Inn. The former court or guildhall in the High Street became the Manor House in the late 16th century. Lordship farm and water mill are sited beside the river to the north of the village. The Cambridge-Liverpool Street railway line runs beside the river.

50.04 The surviving timber-framed buildings of the 15th, 16th and 17th centuries are of individual interest, and contribute visually to the street scene. Later 17th and 18th century cottage rows contrast with the more substantial farmhouses and estate cottages of the 19th century. The Hall was built in 1748-1756. The setting of the water mill on the river is unspoilt and scenically outstanding.

50.05 The enclosure of the open fields was in 1833 and the land remains in use as arable or pasture. Areas of Archaeological Interest include Lordship Farm.

Recent Planning History

50.06 The village continued to grow in the early 20th century. A row of local authority houses was built in North End Road, and in the 1950's and 1960's some houses were built in the High Street and at Church Green. Since then limited infilling has filled in some of the gaps in the main street but with little backland development the village still retains its linear character set in pleasant countryside beside the river. Twelve affordable houses have recently been built in the village at Duxford Road (eight houses) and North End Road (four houses).

50.07 The European Bio-informatics Institute, the Sanger Centre and the Genome Mapping Project Resources Centre has been established at Hinxton Hall where investment by The Wellcome Trust has accommodated approximately 27,800 square metres of research and development floorspace.

50.08 In 1951, the population of the village was 270, and at mid-1991 it was 320. The population at mid 1996 is estimated to be 350.

Services and Facilities

50.09 Hinxtton has limited services. At the time of survey there was a public house, a public hall and a small recreation ground adjacent to the allotments on High Street.

50.10 Primary education is provided at Duxford and secondary education at Sawston Village College.

50.11 The village has mains sewerage which is connected to Great Chesterford.

Planning Constraints

50.12 Hinxtton lies within the East Anglian Chalk Landscape Character Area and Natural Area and is in the Area of Restraint south of Cambridge. On the western side of the village the land is of grade 3 agricultural land value but it is high quality grade 2 elsewhere.

50.13 The Conservation Area which was designated on 31st March 1976 covers almost the entire village and Hinxtton Hall with its park. This was extended on 9th April 1987 to include the pasture adjoining the River Granta. There are Areas of Archaeological Interest at Lordship Farm.

50.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are five grade II* and twenty five grade II buildings including a K6 telephone kiosk on Church Green. These lists are not finite.

Planning Policies

50.15 With its low level of services and facilities, Hinxtton 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. However, proposals will have to take account of the character of the Conservation Area, the Listed Buildings and a number of important open frontages. Such opportunities for further infill must therefore be limited and subject to the policies outlined in Part I of the Local Plan. Specific attention will be given to maintaining the rural and estate character of the village.

50.16 The strong linear character of the village is complemented by a number of important open spaces which penetrate the street scene, adding to its attractive setting east of the Cam or Granta. There will be a strong presumption against backland development in order to retain this character.

Policy Hinxton 1: Permission will be granted for the expansion of the Wellcome Trust Genome Campus (as defined on Inset Map 50) for the purposes of research and development in genomics, biotechnology and medicine, provided the development meets the criteria set out beneath:

- 1. The total amount of new floorspace is limited to 24,000 sq.m plus appropriate ancillary facilities to serve the campus.**
- 2. No more than 5,000 sq.m of the above new floorspace is occupied at any one time by 'incubator' activities.**
- 3. No occupier of the maximum 19,000 sq.m of 'non-incubation' floorspace occupies more than 3,000 sq.m.**
- 4. No more than 9,500 sq.m of the 'non-incubation' floorspace is occupied by externally originated tenants.**
- 5. Provision is made for landscaping.**
- 6. Provision is made for implementation of an approved green travel plan.**
- 7. Provision is made for an archaeological investigation of the development site before development is commenced.**

Occupation of all the above new floorspace at the Genome Campus will be limited to persons/firms able to show a special need to be located there in order to share staff, equipment or data with organisations on-site or to undertake joint collaborative working to research or investigate ideas, theories and concepts and/or to design or develop instruments, processes or products, up to and including production for testing, but excluding manufacture. Any application for planning permission must be accompanied by an environmental statement.

50.17 Further development at the Wellcome Trust Genome Campus is provided for in the national interest, as confirmed in decisions by the Secretary of State, and Policy Hinxton 1 provides a framework for considering planning applications. The following definitions apply to the policy:

50.18 In criterion (2) of the policy 'incubator' is intended to mean start-up units which rely on access to a wide variety of facilities obtainable within the Campus, including equipment and expertise, and legal and business advice.

50.19 In criterion (3) of the policy 'externally originated tenants' is intended to mean enterprises in the genomics (or related) industries not originating from the Genome Campus or incubator which can demonstrate a need to be located in the Wellcome Trust Genome Campus. The core activities of these enterprises would support, complement and enhance the activities and expertise of other tenants and would focus on genomics and associated disciplines.

HISTON AND IMPINGTON

(Inset Proposals Maps No. 51 and 55)

51.01 This section contains the detailed planning background, policies and proposals for Histon and Impington. 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

51.02 Histon and Impington are physically joined and are considered as a "necklace" settlement located on both sides of the B1049 north of Cambridge.

History and Settlement

51.03 The original village settlement of Histon is focussed around the two manors of St Etheldreda and St Andrew, and a large oval green. One third of the green survives today with the village pond. The two manors can be identified by their moated sites; the Church of St Etheldreda was demolished in the late 16th century and the present Manor House was built on a new site on the 17th century. Chivers Jam Factory was established in 1874 and it claimed to be the first jam factory in the country; the surrounding area was planted with orchards. The Cambridge to St Ives railway was opened in 1847 and closed in 1970. The former station is in private ownership.

51.04 The Parish Church of St Andrew has 13th century origins and was restored in the 19th century. There are a number of 17th and 18th century cottages and farmhouses traditionally built of timber frame plastered with thatched and plain tiled roofs. Stone Corner Cottage, Cottenham Road is a rare 14th century survival of an open hall. The Olde House, Station Road and Bell House, Bell Hill date from the 16th century.

51.05 The development of Impington began at two manorial sites - Burgoynes Manor, now Burgoynes Farm, and Ferme Park Manor, which is now the Impington Hall site. The Parish Church of St Andrew was rebuilt in the 14th century and restored in 1878. There are a few surviving buildings. Elizabeth Woodcock's 17th century cottage has a date memorial plaque to her ordeal in the snow. The smock windmill built in 1806 replaces an earlier post mill. The Village College designed by Gropius and Fry is an important example of 1930s "Moderne" and is a Listed Building. There were brick and tile works from 1870-90.

51.06 The moated site south-west of Histon Manor is a Scheduled Ancient Monument.

Recent Planning History

51.07 Industrial and residential development in the 20th century extended the village considerably. New building took place particularly around the station, creating a new village focus. In the 1930's development included St Andrew's Way followed by the Village College built in 1938 amongst the trees of the Impington Hall Estate. By the 1960's and 1970's successive phases of development had consolidated the two parishes, the two old village centres being linked by a ribbon of development of varying ages along Impington Lane. Considerable estate development took place in areas such as Clay Street and Greenleas in Histon.

51.08 In recent years the former Chivers factory site in Histon has been cleared for light industry, residential development and office uses. More recent development in Impington has included infilling in addition to the construction of the Post House Hotel adjacent to the A14T, the development of the Camways Farm site (Pease Way), the development of Impington Hall Farm (Percheron Close), and the Impington Lea Hospital. Further estate development has taken place south of Kings Hedges Road within Impington parish to provide 280 affordable homes on former allotment land.

51.09 In 1951 the population of Histon parish was 2,550. By mid 1991 this had risen to 4,240 and to 4,360 by mid 1996.

51.10 In 1951 the population of Impington parish was 610. By mid 1991, this had risen to 2,970 and to 3,310 by mid 1996.

Services and Facilities

51.11 Histon is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. At the time of survey, the village had 16 shops, of which 8 were non-food shops. It also has a bank, a post office, a library, 5 public houses and nursery and primary school education.

51.12 At January 2001, there was permanent accommodation in the infant school for 240 pupils and temporary accommodation for 60 pupils. There were 259 pupils on the school roll. At the junior school there was permanent accommodation for 300 pupils and temporary accommodation for 60. There were 327 pupils on the school roll. Secondary education is provided at Impington Village College, within easy reach of most parts of Histon.

51.13 Sewage is treated at the Cambridge Works.

51.14 Within the Impington parish boundaries there are 6 shops, 3 of which are non-food. There are also 2 public houses, a Post Office and a Village College providing secondary school education. Because of the close proximity of Histon the level of services and facilities are available to the residents of both parishes.

51.15 Primary school children attend the infant and junior schools at Histon. Secondary school pupils attend Impington Village College. At January 2001 the college had permanent accommodation for 570 pupils aged 11-16 years and temporary accommodation for 457 and capacity for 246 sixth form pupils. There were 1,322 pupils on its roll.

Planning Constraints

51.16 Histon and Impington are surrounded by the Green Belt and mainly grade 2 agricultural land. The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. A Conservation Area designated in December 1974 covers the original part of Histon. An extension to the Conservation Area was designed on 1 March 1991. The older part of Impington is covered by a Conservation Area designated in April 1988 and which was extended in 1991. Impington Park extends to the east of the village as far as the historic Mere Way.

51.17 Histon and Impington represent a settlement where there is little separation between it and the built up part of Cambridge. Development will not be permitted where this would result in the loss of separation between the two settlements.

51.18 In the lists of Listed Buildings for Histon published by the Department for Culture, Media and Sport there are two grade I, one grade II* and twenty-four grade II buildings. In Impington there are two grade I, one grade II* and nine grade II buildings. There are sites of Archaeological Interest.

PLANNING POLICIES

51.19 The close proximity of Histon and Impington with its services and facilities means that for planning purposes the two villages are considered together as one combined settlement. The village is designated 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. One site, in Impington, is allocated for a housing estate. Planning constraints such as Green Belt and high grade agricultural land will preclude development beyond the identified framework of the built-up area.

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

(1) Histon

POLICY HISTON 1: An area of some 2.9 ha 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) at land west of New School Road and south of Somerset Road.

51.21 The site is situated to the rear of Premier Brands and is bounded on two edges by residential development. For this reason it is essential that adequate landscaping is provided in order to reduce the impact the development may have on neighbouring properties. Given the proximity of residential properties on the northern edge of the allocation, it is appropriate for only light industry to be developed on that part of the site closest to the existing residential areas. The remainder of the site will be used for a mixture of Class B1 and B2 uses consistent with the policy. Early consultation with the District Council is advised on this issue. Due to the width of the residential streets adjoining the site, access must be gained in association with the Premier Brands site, linking onto Chivers Way.

POLICY HISTON 2: Proposals for change of use, alteration, conversion or redevelopment of premises to provide additional shopping or commercial development in the area identified on the Inset map will be permitted if they:

- 1) preserve or enhance the character or appearance of the conservation area;**
- 2) adopt delivery and servicing arrangements that are compatible with local environmental conditions and do not cause local traffic difficulties; and**
- 3) would not result in the loss of residential character in the centre of the village or in the expansion of commercial uses into adjacent area where the character is residential.**

(2) Impington

POLICY IMPINGTON 1: One area is allocated for residential development on the Impington proposals inset map. This site is north of Impington Lane and east of Glebe Way and amounts to some 1.41 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.

51.22 This site has potential for residential development subject to suitable access. The junction of Mill Lane/Glebe Way has been improved to allow development on this scale is to proceed. An alternative access may be possible off Impington Lane. Early consultation with the Highways Authority is advised. Being on the edge of the Green Belt, the District Council will require a low density of development and extensive landscaping on this boundary of the site.

POLICY IMPINGTON 2: The District Council will support the provision of formal/informal recreational provision to the east of Bridge Road, Impington Lake or south of Manor Park.

POLICY IMPINGTON 3: In the vicinity of the windmill, as shown on the Impington proposals inset map, subdivision and infilling of large residential plots around the crescent could impair the character of the area. Future proposals for infilling, whilst continuing to be treated on individual merit, will be considered in this context.

51.23 The particular character of the mature trees which line Cambridge Road provide a pleasant entrance to the village from the south. To the west of this road lies a well-established area of inter-war housing, suburban in character, with large gardens. To the east densities are higher and two modern housing estates blend well into a setting of mature trees. The windmill to the west of Cambridge Road is a local landmark and, screened by large trees, provides an important landscape feature in this part of the village. This, together with other important spaces within the two parishes are designated as Protected Village Amenity Area.

HORNINGSEA

(Inset Proposals Map No. 52)

52.01 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

52.02 Horningsea lies on the east bank of the River Cam, astride the Fen Ditton to Waterbeach Road about 4 miles to the north-east of Cambridge. The parish covers 663 hectares.

History and Settlement

52.03 Horningsea parish is bounded on the west side by the River Cam, and on the south by an irregular boundary with Fen Ditton. The straightened road from Fen Ditton crosses the river at Clayhithe. The early village settlement along this road is centred around the church, Parsonage Farm and Manor Farm. The former docks (hithes) and lanes leading to them survive in this area. Eye Hall is situated on rising land to the north which has been occupied since Roman times.

52.04 The parish church dates from the 12th century, a minster church was recorded here in the 9th century. The farmhouses and cottages dating from the 16th century are timber-framed and plastered with plain tiled or thatched roofs. Later buildings were built of gault brick with mansard plain tiled roofs, or shallow pitched slated roofs. The Conservators House (1842), was built for the use of the Conservators of the River Cam appointed in 1702 "for making the River Cam more navigable from Clayhithe Ferry to Queen's Mill".

52.05 The open fields and commons were enclosed by 1810; the land is farmed as grazing and arable today. The Low Fen Drove Way grasslands and hedges (Grid Ref: 5061) is a County Wildlife Site.

52.06 Horningsea kilns site is a Scheduled Ancient Monument. There are sites of Archaeological Interest which includes the site at Eye Hall.

Recent Planning History

52.07 Local Authority housing at Priory Road in the 1950's and private housing built in the early 1970's at Abbot's Way, extended the village in a westerly direction towards the River Cam. Since then there has been only limited infill development.

52.08 In 1951 the population was 320. By mid 1991 this had risen to 330 but had fallen to the 1951 levels by mid 1996.

Services and Facilities

52.09 Horningsea has limited facilities. At the time of survey it had two non-food shops and two public houses, one of which offers accommodation. It also has one public hall but only limited recreational facilities.

52.10 Primary school education is at Fen Ditton and secondary education at Bottisham Village College.

52.11 The village has mains sewerage which is connected to the treatment works north of Cambridge.

Planning Constraints

52.12 Horningsea lies in the Fens Landscape Character Area and Natural Area and is in the Cambridge Green Belt. It is surrounded mainly by grade 3 agricultural land although there is high quality grade 2 land on the north-eastern and south-eastern edges. A Conservation Area was designated on 17 May 1990.

52.13 There is a Scheduled Ancient Monument site, sites of Archaeological Interest Interest.

52.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport, there is one grade I and twenty-two grade II buildings including a K6 telephone kiosk on the High Street. These lists are not finite.

Planning Policies

52.15 With its existing level of services and facilities, Horningsea 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.

52.16 The scope for further development in Horningsea is very limited because of an Important Countryside Frontage, the Conservation Area and the village being adjacent to the Green Belt.

52.17 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.

52.18 A number of buildings with various uses lie to the north in Clayhithe situated in both the parishes of Waterbeach and Horningsea. These lie in the Green Belt and, as such, restrictive countryside policies should apply i.e. a general presumption against development.

HORSEHEATH

(Inset Proposals Map No. 53)

53.01 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

53.02 Horseheath is some 14 miles south-east of Cambridge and 4 miles west of Haverhill in Suffolk. It lies in undulating countryside and is bypassed by the A604 which runs just to the south. Roughly one mile to the south of the main village lies the hamlet of Cardinals Green.

History and Settlement

53.03 The village was sited in densely wooded land common to the parishes on the county boundary. The northern boundary is defined by the ancient Wool or Worsted Way and the southern boundary follows field boundaries which include the moated site of Cardinal's Farm. The village street winds from the main street north and east to the parish church. The creation of a parkland setting in the 15th and 16th centuries for the Hall possibly altered or removed one of the village roads. More recently the Haverhill Road has bypassed the village. A fragment of the former village green survives at the junction with the West Wickham Road.

53.04 Horseheath Hall dominated the village for more than three hundred years; sited on the crest of the hill to the east it was rebuilt by Sir Roger Pratt in the late 17th century. It was demolished in 1792 and its parkland and gardens survived as woodland and field boundaries until 1991.

53.05 On the West Wickham Road the 14th century church and two former rectories, together with the large farmhouses of the parish, contrast with the cottages and 19th century cottage rows. The earlier buildings are timber-framed and plastered with thatched or plain tiled roofs. The 19th century buildings are red bricked or flint with slated roofs. The farm buildings are weather-boarded.

53.06 The open fields were enclosed informally; the land is used today for arable and some grazing. No woodland survives in the parish; Horseheath Hall site links with Hare Wood in West Wickham parish.

Recent Planning History

53.07 Development, mostly by detached houses, has taken place in the spaces between the scattered older dwellings. In 1950-1 a small local authority housing estate was completed at Cornish Close.

53.08 In 1951 the population of Horseheath was 320. By mid 1991 it had risen to 420 and risen to 460 by mid 1996.

Services and Facilities

53.09 At the time of survey the village had a limited service base which included one post office/shop, one public house, a public hall and a cricket ground on the south side of High Street.

53.10 Primary education is provided at Castle Camps and secondary education at Linton Village College.

53.11 The village has mains sewerage which is connected to the treatment works at West Wickham.

Planning Constraints

53.12 Horseheath lies in the South Suffolk and North Essex Clayland Landscape Character Area and the East Anglian Plain Natural Area and also in the Area of Restraint south of Cambridge. It is surrounded by high quality grade 2 agricultural land. There are also two Areas of Archaeological Interest at Mount Farm and at Hardwicke Meadows.

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

Planning Policies

53.14 With its low level of existing services and facilities, Horseheath has been identified as an infill-only village where infill may be permitted on appropriate sites within the village framework. 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. Considerable infill has already taken place and therefore only limited opportunities for further development remain.

53.15 The District Council, when considering applications for infill development in Horseheath, will take into account the setting of Listed Buildings and the need to retain the remains of the original village green. Cardinals Green lies outside the main village framework and further development here is inappropriate as it would consolidate the existing development and intrude into the open countryside.

53.16 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.

ICKLETON

Inset Proposals Map No. 54

54.01 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

54.02 Ickleton lies on the southern borders of the District some 11 miles south of Cambridge, on the west bank of the river Granta between the M11 and the Cambridge/Liverpool Street line. The parish covers 1,080 hectares.

History and Settlement

54.03 Ickleton parish extends from the river Cam or Granta to the west and the northern and southern boundaries follow field boundaries - the western boundary lies on the course of a former road from Cambridge. The village has developed along two roads which crossed the river from the east and which were both part of the parallel series of tracks which once formed the Icknield Way. The southern route continues as Mill Lane and Abbey Street. Ickleton priory was founded in the 12th century on the site of the present Abbey Farm, a barn and part of the farmhouse are the only surviving buildings of the priory. The roads of the village focus on the parish church and green.

54.04 The church dates from the 12th century and has rare 12th century fresco paintings. The farmhouses and cottages that line the village streets are a reflection of the former wealth of the village. They were built traditionally of timber frame, plastered, with plain tile or thatched roofs up to the 17th century and of brick, flint and slate in the 18th and 19th centuries. Several cottages were built in Abbey Street after a fire in 1789.

54.05 The open fields were enclosed in 1810, when several farms were built outside the village; the land today is used for grazing and arable.

54.06 Coploe Hill Pit (Grid Ref: 493426) and the River Cam (Grid Ref: 45) are County Wildlife Sites.

54.07 The following sites are Scheduled Ancient Monuments: The Roman Villa site south of Rose Villa Frogge Street (Grid Ref: 496432), and the Round Barrow west-south-west of Vallance Farm (Grid Ref: 482418). There are lynchet strips on Coploe Hill which is a site of Natural History Interest under private ownership.

Recent Planning History

54.08 While some more modern small estate development has taken place at Birds Close and Back Lane, the village has essentially kept its strong rural character. The village today is of winding streets with a number of important open frontages which bring the countryside right into the village and give views outwards.

54.09 In 1951 the population was 610. By mid-1991 this had risen only slightly to an estimated 630 and to 650 to mid 1996.

Services and Facilities

54.10 Ickleton has a relatively low level of service provision. At the time of the survey the village had a non-food shop, 2 mobile food vans and the post office is operated from the public house. It also had 2 public halls and a recreation ground.

54.11 Primary education is provided at Duxford and secondary education is at Sawston Village College. The village is on mains sewerage which is connected to the treatment works at Great Chesterford.

Planning Constraints

54.12 Ickleton lies in the East Anglian Chalk Landscape Character Area and Natural Area and the Area of Restraint south of Cambridge. High quality grade 2 agricultural land borders the west and south of the village, with grade 3 elsewhere. The Conservation Area covers almost the whole of the village and the surrounding important open spaces which form the setting of the village. It was designated on 10th September 1975.

54.13 Most of the village is an Area of Archaeological Interest and there is a Scheduled Ancient Monument site marking the position of an old Roman villa on the western side of Frogge Street.

54.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there is one grade I, three grade II* and forty eight grade II buildings. These lists are not finite.

Planning Policies

54.15 With its overall level of services, Ickleton 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.

54.16 The low density character of most of the village means that there are a number of a Protected Village Amenity Areas and Important Countryside Frontages shown on the map where development will not be permitted. Backland development will similarly be resisted as this would extend the village on its edges into the open countryside and be detrimental to its strongly rural character.

54.17 The Conservation Area covers practically the whole of the village and the District Council will require a high standard of design on any proposed development to ensure that new buildings do not have an adverse impact upon the surrounding area.

KINGSTON

(Inset Proposals Map No. 56)

56.01 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

56.02 Kingston is 7 miles west south-west of Cambridge, in the triangle of roads formed by the A1198, A428 and A603. The B1046 runs east-west just to the north of the village. The village lies in the valley of the Bourn Brook which also runs just to the north. The parish covers 771 hectares.

History and Settlement

56.03 Kingston parish is rectangular in shape stretching from the Bourn Brook on its northern boundary, the Mare Way on the southern boundary and Porter's Way on the western boundary. The disused Bedford-Cambridge railway line crosses the parish to the north.

56.04 The village is sited to the north between two streams. The church occupies a prominent position with cottages and farmhouses sited around or within the former green and market green. The greens were crossed by two roads with lanes leading out to small closes. Kingston Wood Farm and Moat House Farm were original manors still sited within their original moats.

56.05 The parish church was substantially rebuilt in 1488. There are a number of medieval buildings of note, these include The Old Rectory, a 12th/13th century aisled hall, The House on the Green, Moat House and Kingston Wood Farmhouse which date from the 15th century. 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 and slate and pantiles were used. Many early farm buildings were weatherboarded. Two dovecotes in the village were converted to cottages in the 19th century.

56.06 The south-west of the parish was well wooded of which about 40 hectares of medieval woodland remains today. The enclosure of the open fields and commons was completed by 1810. The land is farmed largely as arable.

56.07 Kingston Wood and Outliers are Sites of Special Scientific Interest. Bourn Road (White Arch) RSV (Grid Ref: 341554) is a County Wildlife site.

Recent Planning History

56.08 Like many other villages the population reached a peak of 320 in 1871, but declined during the remainder of the 19th century and in the first part of this century. Since the 1960's development has been in the form of infill.

56.09 In 1951 the population was 160. By mid 1991 this had risen to 230, and to 240 by mid 1996.

Services and Facilities

56.10 Kingston has very few services and facilities; there is no shop, public house, post office or primary school. Primary education is provided at Bourn and secondary education at Comberton Village College.

56.11 The village has mains sewerage which is connected to the treatment works at Bourn.

Planning Constraints

56.12 Kingston lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area and is surrounded by high quality grade 2 agricultural land. Much of the village and open land to the west of the village, south of Moat House Farm is within the Conservation Area which was designated in 1974. This open land forms the setting for the village and is also an Area of Archaeological Interest. There are Sites of Special Scientific Interest.

56.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there is one grade I Listed Building, three grade II* and seventeen grade II buildings. These lists are not finite.

Planning Policies

56.14 With a minimal level of facilities and the need to maintain the special character of the village, Kingston has been identified as an infill-only 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. Opportunities for development are limited by the open and rural character of the Conservation Area. The existing open frontage around Town Farm House must be retained to keep the rural atmosphere of this part of the village. The site is designated as a Protected Village Amenity Area.

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

KNAPWELL

(Inset Proposals Map No. 57)

57.01 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.

57.02 The new village at Cambourne lies partly within the parish of Knapwell. It is the subject of a separate inset text (inset number 102 of this Plan).

Location

57.03 Knapwell is located some 7 miles north-west of Cambridge, about a mile north of the A428.

History and Settlement

57.04 The parish boundaries follow field boundaries and on the eastern side is bounded by the brook which flows from south to north. The village plan is now of one long street with a lane running east to the church. Scattered among the existing buildings are a number of house sites and closes. The manor house site opposite the church is clearly identified and a conical mound, man-made with a flattened top, thought to be a small Norman motte.

57.05 The parish church was rebuilt in 1866 except for the 14th century west tower. The surviving farmhouses and cottages date from the 17th century. The early traditionally built buildings are of timber frame, plastered, with plain tile or thatched roofs; brick was used in the 18th century and more commonly in the 19th century with slate or pantiled roofs. Farm buildings continued to be timber framed and weather boarded.

57.06 Overhall Grove is a Site of Special Scientific Interest (Grid Ref: 337630). Knapwell Wood (Grid Ref: 330607) and Knapwell RSV (Grid Ref: 3361) are County Wildlife Sites.

57.07 Overhall Grove moated site (Grid Refs: 338632, 336631) is a Scheduled Ancient Monument. Most of the village is included in a site of Archaeological Interest.

Recent Planning History

57.08 In 1951 the population was 110 and has remained constant to mid 1996.

Services and Facilities

57.09 Knapwell has virtually no services and facilities beyond the basic utilities. Primary school education is provided at Elsworth and secondary education at Swavesey Village College.

57.10 The village has mains sewerage which is connected to the treatment works at Papworth Everard.

Planning Constraints

57.11 Knapwell lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural area and is bordered by high quality grade 2 agricultural land on its western side with grade 3 elsewhere. There is a Site of Special Scientific Interest at Overhall Grove, to the east of the village which is also a Scheduled Ancient Monument.

57.12 A Conservation Area was designated on 18th May 1985 which includes several Listed Buildings and open spaces which are important to the village's setting.

57.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade II* and nine grade II buildings including a K6 telephone kiosk on the High Street. These lists are not finite. There are sites of Archaeological Interest.

Planning Policies

57.14 With its low level of services and facilities, Knapwell has been identified as an infill-only village where infilling is appropriate within the defined framework of the built-up area. 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.

57.15 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.

57.16 The framework excludes a small group of dwellings just north of the main village as it is considered that they form sporadic development in the open countryside.

LANDBEACH

(Inset Proposals Map No. 58)

58.01 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

58.02 Landbeach is about 5 miles north of Cambridge, to the west of the A10 which is the main road to Ely. The parish covers 900 hectares.

History and Settlement

58.03 The parish is triangular in shape. The eastern boundary follows the Roman Car Dyke linking the River Cam with the River Ouse and the north-west boundary follows the medieval Beach ditch and the south-west boundaries the zig-zag field boundaries. To the west of the village runs the Mere Way footpath on the site of a Roman Road, Akeman Street. The open fields and common lands were enclosed by 1806. A settlement east of the Roman Road was divided by 1500 into Green End and Cambridge End. The original route to Ely once went through the village. Brays Manor and Chamberlains Manor can be identified by moated sites east of the church. The ditches that carried light river traffic can still be identified beside the tithe barn and the church.

58.04 The parish church of All Saints was rebuilt in the 14th century, the base of the tower is earlier. The former rectory has the remains of a 14th century cellar with the arms of Bishop Lisle. There are several substantial farmhouses with smaller cottages lining the village street. These cover a wide building period and different building materials though the smaller farmhouses and cottages were built traditionally of timber frame, plastered, with thatched or plain tiled roofs. The Plague House was used as a shelter in 1660 by the rector for refugees from the plague in London.

58.05 Landbeach Pits willow wood (Grid Ref: 479682) is a County Wildlife Site.

58.06 The shrunken medieval village of Landbeach (Grid Refs: 474650, 477653, 477655) is a Scheduled Ancient Monument.

Recent Planning History

58.07 The village has developed a linear form and is particularly pronounced at the southern end of the village where ribbon development stretches over half a mile along the High Street. The close-knit nature of this part of the settlement contrasts with the more open development of the northern end. However, there is still little development in depth. Social housing has been constructed to the south of Reubens Road. About a mile to the north of the village is the former Landbeach Marina development, on the site of former sand and gravel workings, opened in 1979.

58.08 In 1951 the population was 610. By mid 1991 this had risen to 780 and again to 860 by mid 1996.

Services and Facilities

58.09 Landbeach has a relatively low level of service provision. At the time of the survey it had a non-food shop, garage, public house, branch surgery, public hall and a recreation ground. There is an Anglican Church and Baptist Chapel.

58.10 Primary education is provided at Waterbeach and secondary education at Cottenham Village College.

58.11 The village is on mains sewerage which is connected to the treatment works at Waterbeach.

Planning Constraints

58.12 The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. Landbeach lies in the Cambridge Green Belt and is surrounded by high quality grade 2 agricultural land except to the north-east where it is of grade 3 quality and lies below the 5 metre contour. Most of the village lies in the Conservation Area designated on 2nd March 1973 and amended on 4th April 1983. There are three Areas of Archaeological Interest. These are west of the High Street, south of Waterbeach Road, and west of Green End. The medieval Manor House remains are a Scheduled Ancient Monument.

58.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade I, one grade II* and twenty four grade II buildings. These lists are not finite. There are sites of Archaeological Interest.

Planning Policies

58.14 With its relatively low level of services Landbeach has been identified as an Infill village. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Both the linear form of the settlement and the open and enclosed development character of the northern and southern ends of the village respectively, should be retained. The District Council will therefore resist backland development along the High Street and Milton Road and will retain the open frontages along Green End, encircling the green and in proximity to the central crossroads.

58.15 In November 1994 outline planning permission was granted for the development of the former Landbeach Marina for a 'research park providing laboratory and ancillary accommodation, offices, amenity and site services buildings, hotel with ancillary facilities, recreation area, wildlife refuge and sewage treatment facility'. This development is now being implemented as Cambridge Research Park. Built development will be confined to the area to the east of Beach Ditch. The developable area within this part of the site (excluding the access/circulation road, water bodies and structural landscaping, but including the area for hotel and conference facilities) is 17.6 Ha.

58.16 That part of the site to the west of Beach Ditch is reserved for wildlife refuge areas (including water areas and retention of the Willow Wood), amenity and low key, outdoor recreation areas and enhanced boundary planting.

LINTON

(Inset Proposals Map No. 59)

59.01 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

59.02 Linton lies in the valley of the River Granta, some 11 miles south-east of Cambridge and five miles west of Haverhill. It lies close to the Cambridgeshire border with Essex, and is now bypassed by the main A1307 road. The parish covers 1,596 hectares.

History and Settlement

59.03 The small town of Linton formerly had a market and fair, and until recently the main road from Cambridge to Haverhill ran through the High Street. The parish boundary to the north follows the ancient track of Wool Street, and to the south the new county boundary with Essex. The River Granta follows a winding course from south-east to north-west dividing the present-day village; the first road bridge was built in 1868. The parish church and water mill are both sited on the north bank of the river. Roads lead north and south from the High Street to Stone Lane and Back Road and to the river and Mill Lane crossing the watermeadows. The High Street continues as Hadstock Road through an area called The Grip. Rivey Hill rises to over 350 feet to the north. The railway line was opened in 1865 and was closed in 1967.

59.04 The economic history of Linton is reflected in the buildings which lie along the High Street and the back lanes. Many of the houses are timber-framed but have been altered by refronting or raising the roof in the 18th and 19th centuries. The Griffin Inn now No. 35 High Street formerly faced the Market, and Chaundlers Nos. 91 and 93 High Street date from the 15th century. Some fine brick houses were built in the late 17th and 18th centuries including The Queen's Houses and Linton House both in the High Street. The open fields were enclosed in 1838 and arable and grazing uses continue today. The medieval woodland was finally cleared after enclosure: Rivey Wood was planted in the 19th century and more recently Borley Wood which is an ancient woodland site and has been largely converted to plantation.

59.05 Shelford – Haverhill disused railway (Grid Ref: 561462) and Borley Wood (Grid Ref: 5848) are County Wildlife Sites.

59.06 Leadwell Meadows are owned by the Parish Council and open as a nature area to Members of the public.

59.07 Archaeological discoveries in the parish include examples of early Iron Age remains.

59.08 There is a Roman villa site near Barham Hall and a pagan Saxon cemetery on Barham Heath.

Recent Planning History

59.09 The village grew little between 1801 and the early 20th century. By 1950 new roads were built south of the river towards the Village College and north of the river along Symonds Lane. Extensive housing estates, including some local authority housing, were developed to the north west, north and east of the village on rising ground, particularly during the 1960's and early 1970's.

59.10 In this period, The Grip Industrial Estate was established south of the bypass, along with Linton Zoo. Large industrial units have also been built adjacent to the A1307 and have created another significant employment area away from the main historic core of the village. To the west of the village a complex of grain silos has been built to the south of the A1307. There is current permission to create a substantial extension.

59.11 Residential development is currently being constructed on the former Cathodean Crystals site and in Symonds Lane as a result of an allocation in the South Cambridgeshire Local Plan 1993.

59.12 In 1951 the population was 1,610. By mid 1991 this had risen to 3,960 and to 4,080 by mid 1996.

Services and Facilities

59.13 Linton is one of the larger villages in South Cambridgeshire and has a good range of services and facilities. Of its 8 shops at the time of survey, 2 were food shops. It also has 3 public houses, two banks, an infants school, a junior school and Village College, a library, health centre, dental practice, veterinary practice and a community centre, and a number of community halls as well as a recreation ground.

59.14 At January 2001 there was permanent accommodation in the infant school for 210 pupils and no temporary accommodation. There were 163 pupils on the school roll. At the junior school, 240 pupils were in permanent accommodation and none in temporary buildings. There were 220 pupils on the school roll. At the Village College there was permanent accommodation for 639 pupils and temporary accommodation for 69. There were 784 pupils on the school roll.

59.15 There is a sewage treatment works in the village.

Planning Constraints

59.16 Linton lies in the East Anglian Chalk Landscape Character Area and Natural Area and is in the Area of Restraint south of Cambridge. To the north and east of the village, open and rising agricultural land precludes development particularly as it would be highly prominent. The eastern edge of the village is well defined by modern housing estates, while to the south there is important open space which forms the setting for the historic core of the village and is also liable to flood. The existing development south of the bypass is isolated from the main village by the new road and further residential development would not be appropriate. Much of the older part of the village and open space around it is designated as South Cambridgeshire's only Outstanding Conservation Area.

59.17 Further development to the west of the village would damage the sensitive landscape of the River Granta valley between Linton and Hildersham and adversely affect the setting of the important historic site of Little Linton.

59.18 The Conservation Area was designated in 1972 and declared outstanding in 1979. Additions to the Conservation Areas may be considered in the future. In the

lists of Listed Buildings published by the Department for Culture, Media and Sport there are eight grade II* and one-hundred and sixteen grade II buildings, including two K6 telephone kiosks. These lists are not finite.

59.19 There is a Site of Special Scientific Interest and several sites Archaeological Interest.

Planning Policies

59.20 With its overall level of services, Linton 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..

59.21 Within the Area of Restraint south of Cambridge, peripheral extension of the village is unacceptable and all development must therefore take place within the identified built-up framework of the village.

59.22 There are already traffic and parking problems in the village, particularly in the commercial centre of the village which is within the Conservation Area. The District Council will strongly urge the Highways Authority to undertake traffic measures to improve this situation.

59.23 Recent increase in the population level 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. In particular, there is an identified shortage of sports pitches and allotments. The most appropriate area to satisfy this requirement lies between the Village College and the access road to Little Linton as it is level ground (of which there is little in the village) 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 LINTON 1: South of the by-pass, further residential development will not be permitted other than improvements to existing properties.

59.24 The southern part of the village, severed by the A1307 by-pass, is characterised by three distinct uses; employment, a sensitive residential area much of which lies within the Conservation Area, and the site of Linton Zoo. The District Council will not permit further residential development in this part of the village and will resist further expansion of the existing Hadstock Road Industrial Estate. The eastern part of this area falls within the flood plain of the River Granta and is therefore also subject to the provisions of policy CS5.

59.25 Any further development must recognise the sensitivity of the setting for the Conservation Area. It is considered that there are limited opportunities for the redevelopment of existing buildings south of the bypass with access from Station Road. Extensive landscaping would be required to minimise the effect on adjacent residential properties and the East Anglian Chalk Landscape Character Area.

59.26 The significance of the Conservation Area is highlighted in the section on Planning Constraints. With its large numbers of Listed Buildings, it is an important asset to the village and the District. Its character is dependent upon the relationship between the Listed Buildings and the open spaces which form the setting for them. It is essential that this historic character is retained. In the past there has been

development within the Conservation Area, which means that the spaces which remain are especially critical. In order to retain this historic character, very little additional building within the Conservation Area can be allowed.

LITLINGTON

(Inset Proposals Map No. 60)

60.01 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

60.02 Litlington is situated some 14 miles from Cambridge in the south-west corner of the District and lies on a connecting route between Steeple Morden and Bassingbourn. The parish covers 878 hectares.

History and Settlement

60.03 The parish stretches from the Icknield Way in the south to a stream called the Mill River in the north. South of the village runs the ancient way of Ashwell Street. The open fields and commons were enclosed in 1828. A Roman villa was discovered in 1829 close to a later manor house west of the village. The manor house and church lie outside the main settlement which is roughly triangular in plan. Dovedales and Huntingfields Manors are identified by their moated sites north-east and south-east of the parish church.

60.04 The parish church dates from the 13th century and was restored in the 1870's. The farmhouses and cottages date from the 16th century, they include an open hall. The early traditionally built buildings are of timber frame, plastered, with plain tile or thatched roofs. Clay lump was made and used in the village in the 19th and early 20th centuries; many roofs were slated at this time.

60.05 Ashwell Street (Grid Ref: 3041), Litlington Parish Pit (Grid Ref: 315417) and Royston Road RSV (Grid Ref: 3241) are County Wildlife Sites.

60.06 Mile Ditches (Grid Ref: 331404, 332402) are Scheduled Ancient Monuments.

Recent Planning History

60.07 The 20th century has seen local authority housing development in two periods, early in the century and, later along and off the Bassingbourn Road between 1945 and 1960. In the 1970's and the early 1980's private housing estates have been built helping to swell the housing stock from 194 houses in 1961 to 271 in 1981. A one-way system has been introduced to ease traffic problems in the narrow lanes.

60.08 In 1951 the population was 780. By mid 1991 this had risen slightly to 810, a small increase in the post-war period during which planning policies have applied. However, by 1996 the population had fallen marginally to 800.

Services and Facilities

60.09 Litlington has a relatively low level of services. At the time of survey the village had one post office/shop, a non-food shop, a public house, public hall and a football ground to the west. The primary school was closed in July 1982, and

children of this age now go to Steeple Morden. Secondary education is at Bassingbourn Village College.

60.10 There is mains sewerage with a sewage treatment works in the village.

Planning Constraints

60.11 Litlington is both in the Area of Restraint south of Cambridge and in the East Anglian Chalk Landscape Character Area and Natural Area. It is surrounded by high grade agricultural land and contains areas of Archaeological Interest; which includes the moated site north of Bury Farm, a site on the western edge of Church Street and a site on the eastern side of Royston Road. The Conservation Area, which was designated on 12th July 1974, covers the heart of the old settlement together with the important open spaces and open frontages to the west, which form part of the setting of the village.

60.12 In the lists of Listed Buildings produced by the Department for Culture, Media and Sport there are one grade II* and thirty six grade II buildings including a K6 telephone kiosk at St. Peters Hill. These lists are not finite.

Planning Policies

60.13 With a low level of services and facilities Litlington has been designated 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. Any development will have to be within the defined framework of the built-up area.

60.14 No development will be permitted on the following important Protected Village Amenity Areas:

- that bounded by Malting Lane/Middle Street/South Street and Church Street;
- that between Malting Lane and South Street.

60.15 These are visually and historically important open spaces crucial to the character of the Conservation Area.

60.16 Opportunities for infill development are similarly constrained by the need to maintain the character of the Conservation Area.

LITTLE GRANSDEN

(Inset Proposals Map No. 63)

63.01 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

63.02 Little Gransden lies on the border of South Cambridgeshire with Huntingdonshire some 12 miles to the west of Cambridge. A short break of open countryside separates it from Great Gransden to the north which is in Huntingdonshire. The Gransden Brook runs northwards through the village in a relatively steep valley, on its way to join the River Great Ouse at St. Neots, which is about 7 miles to the north-west. The parish covers 777 hectares.

History and Settlement

63.03 The parish is bisected from south-east to north-west by the Gransden Brook. The village settlement forms a nucleus around the parish church and stretches for about half a mile south along the west bank of the brook. The back road to the crofts on the west side is identified as a footpath.

63.04 The parish church of St Peter and St Paul dates from the 12th century though it was largely rebuilt in the mid 13th and 14th centuries; it was restored in the 19th century. The farmhouses and cottages date from the 16th century and they were built traditionally of timber frame rendered with thatched and plain tiled roofs. Fuller's Hill Farm, a post-enclosure farm, is built of red brick with slate roofs in a Georgian style.

63.05 Hayley Wood (Grid Ref: 291529) is a Site of Special Scientific Interest.

Recent Planning History

63.06 Recent development has taken place to the north-east of the village nucleus, particularly along Primrose Hill.

63.07 The population reached a peak of 305 in 1871, but with the agricultural depression fell to 193 by 1901 and 168 in 1931. By 1951 it had risen back to 280. At mid 1991 the population was 230 but had fallen to 210 at mid 1996.

Services and Facilities

63.08 Little Gransden has very few facilities other than one public house. Primary education is provided in Great Gransden, and secondary education in St. Neots.

63.09 The village has mains sewerage which is connected to the treatment works at Waresley.

Planning Constraints

63.10 The village lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area and to the north-east the village is bordered by high quality grade 2 agricultural land. The nucleus of the village consists of a number of Listed Buildings and open spaces; the rise and fall of the land within the brook valley provides an attractive setting and it is proposed that this part of the village should be designated a Conservation Area. There is one Site of Specific Scientific Interest and several of Archaeological Interest.

63.11 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade II* and fifteen grade II buildings. These lists are not finite.

Planning Policies

63.12 With its low level of services, Little Gransden has been designated 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. Opportunities for infill are limited by the conservation value of the village nucleus and the need to protect the Landscape Character Area within which the village is situated.

63.13 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.

LITTLE SHELFORD

(Inset Proposals Map No. 64)

64.01 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

64.02 Little Shelford is one of the "necklace" villages around Cambridge and lies about 4 miles south of the City. The village lies in the valley of the River Cam, off the main road network but just to the east of the M11. By minor roads via Hauxton and Great Shelford it is linked to the A10 and to the A1301, while southwards beyond Whittlesford lies the A505. The parish covers 484 hectares.

History and Settlement

64.03 The parish boundaries follow the River Cam except for land east of the river. The western boundaries were defined after the enclosure of the open fields and commons in 1800. The original village settlement lies north and south of Bridge Lane. The wooden bridge was replaced by a stone bridge in the 17th century, part of which survives today.

64.04 The parish church, dating from the 12th century and altered several times throughout the medieval period, was restored in the late 19th century. The manor house, mostly rebuilt in 1746 occupies the site of earlier manor houses; the former hall of the Wale family survives as one wing of the Old House. The farmhouses and cottages of the village are noteworthy, they date from the 15th century and include Hall Farmhouse, a former open hall. The early traditional buildings are of timber frame, plastered, with plain tile or thatched roofs; brick was used in the 17th century and more commonly in the 18th and 19th centuries. Several houses and cottages were built of gault brick in the 19th century with slated roofs.

64.05 The Settlement north-west of Little Shelford (Grid Ref: 448522) is a Scheduled Ancient Monument. There are several sites of Archaeological and Natural History Interest.

Recent Planning History

64.06 A small local authority housing estate was established at Beech Close between the Whittlesford Road and High Street, while a private housing estate was built at Courtyards on the eastern side of Whittlesford Road. The development along the village roads has enclosed an area of open space in the middle of the village, which affords pleasant visual breaks in development.

64.07 In 1951 the population was 650. By mid 1991 this had risen to 810 and fallen marginally to 800 at mid 1996.

Services and Facilities

64.08 Little Shelford has a few facilities other than one public house.

64.09 Primary school children go to Great and Little Shelford School in Great Shelford or to Hauxton Primary School. Secondary Education is provided at Melbourn or Sawston.

64.10 The village has mains sewerage which is connected to the Cambridge Treatment Works.

Planning Constraints

64.11 Little Shelford lies in the Area of Restraint south of Cambridge and within the Cambridge Green Belt. In addition it is in the East Anglian Chalk Landscape Character Area and Natural Area and surrounded by high quality agricultural land. Much of the village, including the open area of meadow in the centre and the attractive setting for the village to the north-east where the Parish adjoins the River Cam and Great Shelford, is a Conservation Area designated on 2nd July 1975. There is a Scheduled Ancient Monument.

64.12 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are two grade II* and twenty six grade II buildings. These lists are not finite.

Planning Policies

64.13 With its limited level of facilities and taking into account the character of the settlement, Little Shelford 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. Particularly important will be the need to maintain the quality of the open spaces within the village which contribute significantly to its rural and open character. Such spaces are identified as Protected Village Amenity Areas.

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