

# ***LITTLE WILBRAHAM***

## **(Inset Proposals Map No. 65)**

65.01 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**

65.02 Little Wilbraham is some 8 miles east of Cambridge, south of the A14T Cambridge-Newmarket Road. Between the village and the A14T lies Wilbraham Fen, while the Little Wilbraham River runs to the south, separating the village from Great Wilbraham. The parish covers 526 hectares.

### **History and Settlement**

65.03 The parish boundary between Great and Little Wilbraham lies along the Little Wilbraham river, a stream to the north marks the boundary which follows field boundaries to Six Mile Bottom. The former Icknield Way runs parallel to Street Way which crosses the parish on the south-east side. The settlement lies on the edge of the fen of the Little Wilbraham river valley. The parish church of St John is the focus of the main settlement with the rectory on the south, and the High Street with farmhouses and cottages. Mill Lane leads to the river crossing and the remains of the small water mill; the tower windmill built in 1820 has been converted to a house.

65.04 The parish church has remains of the original 11th/12th century church.

65.05 The few remaining early cottages are timber-framed and plastered with thatch or plain tiled roofs. White Hall farmhouse dates from the late 16th century and has a fine two storey porch. The Old Rectory of five bays was built in the 18th century. Charles Lamb, a friend of the rector, stayed there.

65.06 Wilbraham Fen (Grid Ref: 524591), is a Site of Special Scientific Interest. Little Wilbraham River (Grid Ref: 5258) is a County Wildlife Site.

### **Recent Planning History**

65.07 Local authority houses were built at the western end at Manor Close. Low density housing development has now surrounded the church which fronts onto Rectory Farm Road. The development here is separated from the remainder of the village by open agricultural land and the attractive parkland landscape to the south of Church Road; this intervening wedge of open land is an important element in the environment of the village. Recent development in the village has been limited to infill apart from local authority houses at Orchard Close but the village retains its essentially rural character.

65.08 In 1951 the population was 270. By mid 1991 this had risen to 370, remaining unchanged at mid 1996.

### **Services and Facilities**

65.09 At the time of survey Little Wilbraham had virtually no service base apart from basic utilities and a public house.

65.10 Primary education is provided at Great Wilbraham and secondary education at Bottisham Village College.

65.11 Sewage is treated by the works at Teversham.

### **Planning Constraints**

65.12 Little Wilbraham is surrounded by the Cambridge Green Belt which identifies the physical framework of the village as being in two separate areas. A Conservation Area was designated on 10th April 1986 and includes the open setting of the village which lies in the East Anglian Chalk Landscape Character Area and Natural Area. Most of the older properties in the main part of the village are also within the Conservation Area.

65.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there is one grade II\*, and thirteen grade II buildings including a K6 telephone kiosk. These lists are not finite.

65.14 The village is almost entirely surrounded by high quality agricultural land of grade 2 except for the western edge where the land is grade 3. There is a Site of Special Scientific Interest and several sites of Archaeological.

### **Planning Policies**

65.15 With its lack of services and facilities, Little Wilbraham 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.

65.16 Infill may be appropriate on suitable sites within the village framework, although the District Council will take into account the Listed Buildings, their setting, and the Important Countryside Frontages and Protected Village Amenity Areas shown on the proposals inset map for Little Wilbraham. Therefore, only limited opportunities for further infill remain.

65.17 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.

# ***SIX MILE BOTTOM***

## **(Inset Proposals Map No. 65A)**

65A.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**

65A.02 Six Mile Bottom is in the Parish of Little Wilbraham and lies on the boundary with East Cambridgeshire about 7 miles east of Cambridge. The settlement is on the A1304, formerly the A11 which now runs as a dual-carriageway bypass half a mile to the west. The main Cambridge-Newmarket railway also runs through the settlement.

### **History and Settlement**

65A.03 The name of the village, Six Mile Bottom, was given to the sixth starting post and rubbing-house of the Long course which was raced in the late 17th century from Newmarket to Fleam Dyke. The village then was centred around the coaching inn. The greatest shooting estate in the county was at Six Mile Bottom, first developed by Gen. John Hall on model lines advocated by Lord Walsingham in the mid to late 19th century. On a shooting day the village schools were closed to provide beaters. Most of Six Mile Bottom is low density and well-treed, being divided into hedged paddocks associated with the Newmarket racehorse industry. Just to the north of the settlement lies The Hall and The Lodge (now The Swynford Paddocks Hotel), both of which are set in extensive grounds.

### **Services and Facilities**

65A.04 There are virtually no facilities in Six Mile Bottom apart from the basic utilities and a post office/shop.

65A.05 Primary education is provided at Great Wilbraham and secondary education at Bottisham Village College.

65A.06 The village has mains sewerage which is linked to the treatment works at Teversham.

65A.07 The population of Six Mile Bottom is estimated to be 100 at mid 1996.

### **Planning Constraints**

65A.08 Six Mile Bottom lies on the edge of the Area of Restraint south of Cambridge, and within the East Anglian Chalk Landscape Character Area and Natural Area. The settlement stands on grade 3 agricultural land, although it is surrounded to the west, south and east by high quality grade 2 land.

## **Planning Policies**

65A.09 With its low level of service provision, Six Mile Bottom has been identified as a settlement where only infill within the identified village framework is appropriate. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Because of the limited extent of the existing settlement, and the recent development which has taken place between the crossroads and the railway, the opportunities for further development are limited.

# ***LOLWORTH***

## **(Inset Proposals Map No. 66)**

66.01 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**

66.02 Lolworth lies 7 miles north-west of Cambridge at the end of an unclassified road which joins the A14T Cambridge to Huntingdon road about half a mile to the north. The parish covers 450 hectares.

### **History and Settlement**

66.03 The boundaries of the parish follow the Huntingdon Road and common boundaries with neighbouring parishes. The village settlement is formed around a former triangular green with the original nucleus between the church and The Grange. There is a moated site near to The Grange.

66.04 The parish church dates from the 13th century, the north and south aisles were demolished in the 14th century and rebuilt enclosing the aisle piers. The farmhouses, the Rectory and The Grange are 19th century buildings.

66.05 There are sites of Archaeological Interest which include the present village settlement.

### **Recent Planning History**

66.06 The present settlement is to the west of the church and is centred on a green surrounded by semi-detached and terraced dwellings. To the north on Robins Lane the houses are larger, detached, low density and predominantly modern.

66.07 In 1951 the population was 90. By mid 1991 this had risen to 140, remaining unchanged at mid 1996.

### **Services and Facilities**

66.08 Service provision in Lolworth is limited: the village has a post office/shop, public hall and basic utilities only.

66.09 Primary and secondary education is provided at Swavesey.

66.10 The village has mains sewerage which is connected to the works at Utton's Drove.

### **Planning Constraints**

66.11 Lolworth 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. There is an Area of Archaeological Interest on the eastern side of Robins Lane.

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

### **Planning Policies**

66.13 With its low level of services Lolworth has been identified as a village where only infill within the identified village framework is appropriate. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

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

66.15 Between the end of June 1991 (the base date of the Local Plan) and the end of June 1997, one new dwelling was completed.

# ***LONGSTANTON***

## **(Inset Proposals Map No. 67 & 67a)**

67.01 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**

67.02 Longstanton lies 6 miles to the north-west of Cambridge, on the B1050 to Earith, about 2 miles north of the junction of that road with the A14T. The parish covers 1,123 hectares.

### **History and Settlement**

67.03 The parish boundaries with Swavesey follow field boundaries, and on the north side mere ways. The boundary to the east juts out to reach Beck Brook. The village stretches for two kilometres along the High Street on rising ground above the river gravels. Several original settlements can be identified with the two parish churches and early manor sites. The moat at Nether Grove east of All Saints church is associated with one of the manors. Hatton's Manor house in the High Street was demolished in 1851. Hatton Park served as a village green until about 1940. Springs feature at Fish Pond Cottage site and in St Michael's churchyard.

67.04 The railway to St Ives from Cambridge opened in 1847 and was closed in 1966. The road to Oakington was closed during the Second World War for an RAF airfield; the army has used the site since 1975.

67.05 The early farmhouses and cottages were traditionally built of timber frame, plastered, with thatched or plain tiled roofs. The two parish churches were thatched in the 17th century. All Saints is still thatched today. They date from the 13th-14th centuries.

67.06 Sites of Archaeological Interest include the site of the Manor House and Bishop's Palace.

### **Recent Planning History**

67.07 Much of Longstanton All Saints was developed by means of private housing estates in the 1960's and 1970's, particularly to the east of the High Street (the B1050). Oakington Barracks lie in the Parish and present a considerable built-up area to the east of both villages. Longstanton St. Michael's retains its rural character and has had much less estate housing development.

67.08 In 1951 the population was 520. By mid 1991 this had risen to 2,340 whilst falling to 2,270 by mid 1996.

### **Services and Facilities**

67.09 There is a modest range of services and facilities, including the post office/shop, 2 non-food shops and 2 other shops. There is also one public house. The Hatton Park Primary School is in Longstanton All Saints and at the time of survey, there was permanent accommodation for 300 pupils and no temporary

accommodation. There were 177 pupils on the school roll. Secondary education is provided at Swavesey Village College. There are no medical facilities in Longstanton.

67.10 The village has mains sewerage which is connected to treatment works at Over.

### **Planning Constraints**

67.11 Longstanton lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. Much of the land to the north and north-east of the village is high quality grade 2 agricultural land. It is important that the open land between Oakington Airfield and the village is maintained to reflect their separate character and origins. The B1050 which runs through Longstanton All Saints presents a significant constraint; this busy road is increasing in use, the junction at Hattons Road and High Street causing a particular problem. By 1986, traffic flows on this road had risen to 7,700 vehicles daily.

67.12 There are two Conservation Areas. One is based on All Saints Church and The Manor and includes the important open space which forms the rural setting for both settlements. A smaller Conservation Area in St. Michael's is centred on the Church. The Conservation Areas were designated on 12th November 1987.

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

67.14 Areas of Archaeological Interest include the very large area to the east of Longstanton All Saints, between Rampton Road and Station Road as well as smaller areas at Nether Grove and the site of the Bishop's Palace at St Michael's.

### **Planning Policies**

67.15 Longstanton has been designated a Group Village. Residential development and redevelopment up to a maximum scheme size of 8 dwellings will be permitted within the village frameworks of Group Villages, subject to the criteria set out in policy SE4 and other policies of the plan. Development may exceptionally consist of up to 15 dwellings, if this would make the best use of a brownfield site. The development of any sites which will affect the Conservation Areas or the setting of the Listed Buildings will be subject to the policies outlined in Part I of the Local Plan.

67.16 The B1050 is a significant route into the Fens and will experience further traffic growth as a result of policies promoting development in the north and east of the County, together with more local development at Over and Willingham. Whilst a bypass is highly desirable, there are no proposals in the County Council's road building programme.

67.17 The District Council has granted outline planning permission for residential, employment and recreation uses, which includes the provision of a development related bypass. The bypass between Hatton Road, Over Road and Station Road would provide access to Over or Willingham and onto Fenland without passing through the village. The District Council considers that the provision of the bypass is crucial for the village and therefore allocated a larger area for a housing estate than would otherwise be appropriate. In this instance there is no requirement for affordable housing as set out in Policy HG7 because of the need to ensure the provision of the bypass and other community facilities such as a village green, shop and surgery.

67.18 A Master Plan, submitted in conjunction with the outline planning application and which includes greater detail as to what is proposed, was approved by the District Council. The District Council also has adopted a Development Brief for the site as Supplementary Planning Guidance which also adds more detail than is appropriate in the Local Plan as to how the site should be developed.

**POLICY LONGSTANTON 1: Two areas totalling 21ha are allocated for some 500 dwellings north of Over Road.**

**Development of this site will be dependent upon the provision of a development related by pass secured through a legal agreement. The agreement shall ensure that no more than 250 dwellings will be occupied before the bypass – including all necessary junctions and road links to the existing highway network is complete.**

**Development of this site will also be dependent upon the provision of an extension to the recreation ground at occupation of the 100th dwelling, the provision of a village green at the occupation of the 130th dwelling and a central open space at the occupation of the 250th dwelling.**

**Development of this site will also be dependent upon the provision of community facilities including land for a shop and surgery/health centre.**

67.19 The site of Home Farm, surrounded on three sides by existing housing, is considered appropriate for residential development. This would also enable the creation of a village green at the junction of Over Road and High Street. This, together with local shopping or community facilities which will be required because of the increased population, will allow the creation of a clearly identified centre to the village. However, the major area for housing development, as it will abut the proposed bypass will require a high degree of screening and landscaping to reduce the visible impact and to create a satisfactory residential environment. Existing pig breeding activities at Old Farm and Stripland Farm may be in conflict with residential development and it may therefore be necessary to restrict residential development in the northern part of the area until these uses are discontinued.

**POLICY LONGSTANTON 2: An area of 6.3 ha is allocated for research and development use, north of Hattons Road. The development will need to be of a low density and well-landscaped nature because of its location.**

**Development of this site will be dependent upon the provision of a development-related bypass secured through a legal agreement. The agreement ensures that no floorspace will be occupied before the bypass – including all necessary junctions and road links to the existing highway network is complete.**

67.20 Development within the business park shall not exceed 12,500 square metres of gross internal floor area. The occupation of the units will be limited to those occupiers consistent with Policy EM3 of this Plan. Office units exceeding 300 square metres internal floorspace will be restricted by a legal agreement to research and development and related activities by firms or organisations for whom close proximity to the University, or other research facilities established in the Cambridge Area is essential.

67.21 The proposal for both the housing and employment allocation in Policies Longstanton 1 and 2 will require a scheme to be submitted to the District Council for agreement before development begins for the provision and implementation of surface water drainage. Surface water from the site will flow to an award drain. Foul drainage from the development should be via Over Sewage Treatment Works and Anglian Water Services will need to be consulted to determine whether there is sufficient capacity at this treatment works and whether it will be able to continue to meet its legal discharge consent.

**POLICY LONGSTANTON 3: A site of 2.8 ha is allocated for recreation use adjoining the existing village recreation ground.**

67.22 The land to the south of the Recreation Ground would be well related to the new road but lies outside the general form of the village and is therefore only suitable for a low density use to reduce the impact of development on the open countryside. The development should include an extension of about 2.8 hectares to the adjoining recreation ground, necessary as a result of the proposals for housing and research and development uses.

**POLICY LONGSTANTON 4: Substantial growth at Longstanton will require the prior completion of a bypass for the B1050.**

67.23 The bypass is not included in a current County Council programme, and its construction is therefore dependent upon developers. Not more than 250 dwellings and no business park floorspace shall be occupied before the bypass - including all necessary junctions and road links to the existing public highway network is complete. The details of the bypass, its alignment and land-take are set out in a Master Plan which was submitted to the District Council in conjunction with the outline planning application referred to earlier.

67.24 As noted in the section on History and Settlement, the community of Longstanton comprises the two previously separate parishes of All Saints and St. Michael's, each of which has its own distinctive pattern of land-use. Today Longstanton is one community but these historical differences in development require distinct land-use policies to maintain the diversity which exists within the community.

**POLICY LONGSTANTON 5: Development in Longstanton St. Michael's will be restricted to infilling within the built-up framework of the village.**

67.25 Longstanton St. Michael's retains its rural character and is not appropriate for estate development. Development will be restricted to infilling within the framework of the built-up area. In particular, the country lane character of St. Michael's Lane and Mills Lane will be retained, together with the open space in All Saints Parish.



# ***LONGSTOWE***

## **(Inset Proposals Map No. 68)**

68.01 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**

68.02 The parish of Longstowe lies about 10 miles west of Cambridge and on the western side of Ermine Street (A1198), about midway between Godmanchester and Royston. The parish covers 624 hectares.

### **History and Settlement**

68.03 The parish boundaries follow the line of Ermine Street and field boundaries with neighbouring parishes. Originally a woodland settlement, a deer park and warren was created in 1571. Today the parish continues to be well-timbered. The parish church is isolated from the main village, and is sited near the grounds of Longstowe Hall. The main settlement to the south is parallel to and some distance away from the Old North Road. The opening of the railway station in 1862 encouraged further development. The medieval manor house probably stood on the site of the Hall which has a great moat. The 16th century house forms the centre of Longstowe Hall which was extended in the 19th century and 1910 in a Neo-Jacobean style.

68.04 The parish church of St Mary, rebuilt in 1863-4, retains its 14th-15th century tower. The farmhouses and cottages, dating from the 17th century, are timber-framed, plastered, with thatched and plain tiled roofs.

68.05 The gardens of Longstowe Hall are graded II\* in the Register of Parks and Gardens of Special Historic Interest in England.

68.06 Cambridge – Bedford disused railway (Grid Ref: 312543) and Home Wood, Longstowe Park (Grid Ref: 3055) are County Wildlife Sites.

68.07 The moated site near Longstowe Hall is of archaeological interest.

### **Recent Planning History**

68.08 The main part of the village is still scattered.

68.09 The population in 1951 was 240. By mid 1991 this had fallen slightly to 210, remaining unchanged at mid 1996.

### **Services and Facilities**

68.10 At the time of survey Longstowe had one public house and one community hall together with a recreation ground.

68.11 Primary education is provided at Bourn and secondary school education at Comberton Village College.

68.12 The village has mains sewerage.

### **Planning Constraints**

68.13 Longstowe is situated in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area. Areas of Archaeological Interest include the north of Longstowe Hall.

68.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade II\* and eleven grade II buildings.

### **Planning Policies**

68.15 With its existing low level of services and facilities, Longstowe 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.

68.16 The framework has been drawn around the properties which cluster in the High Street. Other outlying development lies in the open countryside where restrictive development policies apply. The District Council will resist any further consolidation of development on the A1198 in the parish.

68.17 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.

# ***MADINGLEY***

## **(Inset Proposals Map No. 69)**

69.01 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**

69.02 Madingley is about three and a half miles north-west of Cambridge and is centrally placed in its parish. The village lies immediately north-west of the Cambridge northern bypass and south of the A14T which is about a mile distant. A minor road connects the settlement to Dry Drayton which is just over a mile away to the north-west. The parish covers 715 hectares.

### **History and Settlement**

69.03 The parish boundary follows the Cambridge-St Neots road on the south side, the ancient village road on the west side and field boundaries on the remaining boundaries. Madingley Hall and the park have dominated the parish since the hall was built in 1543. The Cotton family owned the estate from the mid 17th century and were responsible for the greatest changes to the village by several emparkment schemes. The parish church today has an isolated position in the park. The reputed manor house in Park Lane is the only surviving early building; near Moor Barns Farm is an original moated manor site.

69.04 The 13th century parish church was restored in the 19th and 20th centuries. Madingley Hall still retains much of its 16th century character, restored by Colonel Harding in the early 20th century, but previously altered in the 18th century by the Cambridge architect James Essex. The roof of Histon church was reused in the hall; there are some fine 16th century mural paintings also in the hall. Colonel Harding was responsible for the construction of Madingley post mill from a redundant mill in Huntingdonshire in 1936, replacing a derelict mill on the site. The 15th century manor house has an open hall plan and was built traditionally of timber frame plastered, with long straw thatched roofs. Most of the estate cottages and farmhouses were built in the 19th century of brick and more rarely in clay lump.

69.05 Madingley Wood (Grid Ref: 401596) is a Site of Special Scientific Interest. Madingley BrickPits (Grid Ref: 404615) is a County Wildlife Site.

### **Recent Planning History**

69.06 More recent development has created an isolated group of substantial low density housing at the corner of Dry Drayton Road and The Avenue. Twentieth century roadside frontage development along Church Lane has extended the village southwards although more recently limited infilling and conversion only has tended to limit any new building.

69.07 In 1951 the population was 180. By mid 1991 this had increased slightly to 220, remaining constant at mid 1996.

### **Services and Facilities**

69.08 There is a very limited service base in this small settlement. These include one public house, a public hall, a non-food shop and a cricket ground.

69.09 Primary school education is at Coton and secondary education is at Impington Village College.

69.10 There is also a small sewage treatment works at Madingley which serves the village.

### **Planning Constraints**

69.11 Three distinct areas of housing are surrounded by the Cambridge Green Belt whilst one smaller area to the north is 'washed over' by the Green Belt. The village also lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area. A Conservation Area designated on 8th September 1976 covers most of the village, Madingley Hall and its important parkland setting. The park itself is recognised as a garden of special architectural or historic interest and contains many important features. There are sites of Archaeological Interest.

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

### **Planning Policies**

69.13 There is a very limited service base in this small settlement. Madingley has therefore been identified as an infill-only village where that form of development may be appropriate within the village framework of the settlement. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village. Any proposals for development will have to take account of the need to maintain the character of the Conservation Area.

69.14 The scattered and rural nature of the settlement, together with the Conservation Area and the Green Belt, severely limit opportunities for further infill.

69.15 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.

# *MELBOURN*

## **(Inset Proposals Map No. 70)**

70.01 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**

70.02 Melbourn is situated some 10 miles south-west of Cambridge and straddled the main Cambridge-Royston road, the A10 until a bypass was opened in July 1988 on the north-western side of the settlement. The village lies on land gently sloping down from the chalk hills near Royston, to the valley of the Cam or Rhee to the north. The River Mel runs north-westwards between Melbourn and the neighbouring village of Meldreth to join the Rhee. The parish covers 1,780 hectares.

### **History and Settlement**

70.03 Melbourn is one of the largest villages in the District; in 1687 it was described as a "great town". The irregular shape of the parish stretches for 7 km from east to west and 5 km from north to south. The Icknield Way runs along the southern boundary, and Ashwell Street part of the north-western boundary. The Brent ditch forms a boundary in the south-east corner. The present village settlement may have developed along the ancient trackway of Ashwell Street and the springs at Melbourn Bury. At the cross roads by the church is a green. The Bury and Lordship Farms are on the sites of Bury and Argentines Manors; The Old Manor House in the High Street is the resited manor of Trayles, Caxton Manor was sited on the Moor. Sheene Mill, associated with Sheene Manor, Meldreth, was in use until the First World War. Melbourn had several coaching inns in the 18th century. Fires in 1730 and 1914 destroyed a number of houses. The population trebled by 1830 after the enclosure of the open fields and commons. In 1851 the Cambridge-Royston railway was opened; an iron bridge was built in 1852 spanning the mill ford.

70.04 The parish church of All Saints dates from the 13th century though the font may indicate an earlier building. Of the many surviving early cottages and farmhouses Lordship Farmhouse dates from 14th century, The Old Manor House, and The Manor House both in the High Street, and Old Hall House, Little Lane are of particular interest. The early buildings are traditionally built of timber frame, plastered, with thatched or plain tiled roofs. Brick, slate and pantiles were introduced in the 19th century together with an unfired local brick called clay lump or clay bat.

70.05 A recreation area was designated on the Moor in 1843. The land around is farmed as arable with fruit orchards and watercress beds at Black Peat.

70.06 Scheduled Ancient Monuments are Causewayed enclosure and two ring ditches 140 m SE of New Farm (Grid ref TL36674232), Bowl Barrow on Goffers Knoll (Grid ref TL39164244), bowl barrow known as Grinnel Hill, 260 m SE of Lodge Cottage (Grid ref. TL 37504366) and Bowl barrow 205 m SsE of Lodge Cottage (Grid ref. TL 37494372).

### **Recent Planning History**

70.07 The Moor area became built up in the 1900s and some substantial villas were built in the High Street. The first council houses were built after 1918. More intensive building came after 1950 - new building filled in the gaps between the older houses north-west of High Street then spread south-east of it on both sides of Orchard Road. To the east of the village, extensive estate development took place.

70.08 Estate development has taken place on the former Atlas Sports Ground on Cambridge Road, to the west of The Moor and more recently at Bramley Avenue to provide affordable housing. A Science Park has been established on Cambridge Road.

### **Services and Facilities**

70.09 In mid-1996, Melbourn had an estimated population of 4,350 and a good range of services and facilities. At the time of survey it had 14 shops, 4 of which were food shops. It has also 3 public houses, 3 banks/building societies, a library, a primary school and a Village College, a swimming pool, as well as a number of public halls for community use. There are also public and private recreation grounds which have provision for most popular formal outdoor sports.

70.10 At January 2001 there was permanent accommodation at the primary school for 300 pupils and no temporary accommodation. There were 262 on the school roll. At the Village College, there was permanent accommodation for 697 pupils and no temporary accommodation. There were 555 pupils on the school roll.

70.11 The sewage treatment works serves Melbourn, Meldreth and Whaddon. Anglian Water has indicated that it would object to development and that extensions may be necessary to enable the development of land identified on the proposals inset map. The sewerage system is approaching capacity and is likely to require upgrading to accommodate flows arising from the proposed developments. Early consultation is advised.

### **Planning Constraints**

70.12 The village is situated within the East Anglian Chalk Landscape Character Area and Natural Area. Melbourn lies in the Area of Restraint south of Cambridge and is surrounded by high quality grade 2 agricultural land. A Conservation Area was designated on 21st September 1973 and stretches the whole length of High Street and includes most of the oldest properties on lanes which developed north and south of it.

70.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are two grade II\* and seventy-two grade II buildings including a K6 telephone kiosk at The Cross. These lists are not finite.

70.14 Areas of Archaeological Interest include sites at Saxon Way (part of Back Lane industrial area) and the northern side of High Street at the moated site south of the River Mel.

## **Planning Policies**

70.15 Melbourn has been designated a Rural Growth Settlement. Residential development and redevelopment will be permitted on unallocated land within village frameworks of Rural Growth Settlements, subject to the criteria set out in policy SE2 and other policies of the plan. Melbourn is situated in the Area of Restraint, and no development will be permitted beyond the identified framework of the built-up area.

70.16 The opening of the bypass on the northern side of Melbourn has significantly reduced the amount of traffic using the road through Melbourn, which gives considerable environmental benefits to the Conservation Area. The construction of the new road has, however, severed the villages of Meldreth and Melbourn. The bypass runs through open countryside between the two villages, and the District Council will resist strongly any proposal to develop between the line of the bypass and the built-up area of Melbourn in order to protect the shallow valley of the River Mel and maintain clear separation between villages. Similarly, the District Council will resist any proposals for roadside outlets on the bypass in open countryside.

70.17 The development of any site that 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.

**POLICY MELBOURN 1: The Local Planning Authority will strongly resist any development between the A10 bypass and the built-up area of Melbourn village in order to retain high grade agricultural land and to protect the important open and rural aspect of this area.**

**POLICY MELBOURN 2: Land for residential development is allocated on the Melbourn proposals inset map between Saxon Way and Water Lane amounting to 1.2 ha.**

**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.**

70.18 Development will need to take account of its position adjacent to an industrial estate, the boundary of which is delineated by a row of trees which are protected by Tree Preservation Orders. Early consultation is advised with Chief Environmental Health Officers to alleviate any noise disturbance issues. A high standard of landscaping and boundary treatment will be required on the south boundary.

**POLICY MELBOURN 3: An area of 6.6ha between Dolphin Land and the River Mel is allocated for:**

- (A) 5.5ha of riverside public open space, and**
- (B) a small residential development of 5 houses on an area of 1.1ha near to Dolphin Lane.**

**No occupation of any of the allocated dwellings shall take place before adequate secure arrangements have been made for the timely provision and appropriate maintenance of the open space.**

70.19 Policy Melbourn 3 will result in the provision of new informal open space close to the village centre on an attractive site sloping down to the River Mel. This area will need to be laid out and maintained in a low-key way to maintain and emphasise informality, and maximise opportunities for public appreciation of the wildlife and archaeological interest of the site. Only a limited quantity of residential development is acceptable here, in conservation and highway terms, and the allocation is limited to what is necessary to achieve the implementation of the open space.

# ***MELDRETH***

## **(Inset Proposals Map No. 71)**

71.01 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**

71.02 Meldreth lies some 10 miles south west of Cambridge in the valley of the River Mel. The Melbourn by-pass was opened in July 1988, and runs south of the village severing Meldreth from Melbourn. The parish covers 1,007 hectares.

### **History and Settlement**

71.03 The parish stretches from the River Rhee in the north to Ashwell Street in the south. The western boundaries follow common field boundaries with Whaddon and Melbourn. The eastern boundaries follow the water courses of the River Mel. The village in the 19th century was divided into five groups of buildings which today forms a continuous settlement of over 3 km between Shepreth and Melbourn. The parish church and two former manors identified by moated sites occupy the north of the parish by the river Mel. Meldreth and Sheene Manors survive today, the mill of Topcliffes Manor and Sheene Manor (Melbourn) were in use until the First World War. In North End the street widened to a green near the Orwell Road junction, Marwells Green at the Fenny Lane junction has the 18th century stocks and whipping post. The Royston-Cambridge line and station were opened in 1851.

71.04 The parish church was perhaps a minster church of the late 12th century and extensive repairs were carried out to it in the 19th century. Before the 18th century, all the buildings were traditionally built of timber frame, plastered, with long straw thatched on plain tiled roofs. Chiswick House, Sheene Manor and No.33 North End date from the 16th century. Farm buildings were weather boarded and thatched until the 19th century when brick, slate and pantile were more commonly used.

71.05 The enclosure of the open fields and commons took place in 1820 when the land was farmed from the village. Extensive plum and apple orchards were planted in the mid 19th century and are part of the intrinsic character of the village.

### **Recent Planning History**

71.06 Post-war expansion in Meldreth was rapid, with new housing being developed just north of the London-Cambridge Railway line. Private residential estates such as Oakrits and Flambards Close and local authority developments such as Howard Road have increased the size of the village since the 1960's. Development at the southern part of the village has thus been consolidated whereas in the north the village's linear character has been retained.

71.07 In 1951 Meldreth had a population of 660. By mid 1991 this had risen to 1,740 and to 1,790 by mid 1996.

### **Services and Facilities**

71.08 At the time of survey Meldreth had a post office/ shop, 2 food shops, 1 non-food shop and one other shop. It also has a public house and primary school education, and a recreation ground. The proximity of Melbourn gives villagers access to additional services and facilities in that village.

71.09 At January 2001 there was permanent accommodation in the primary school for 180 pupils and no temporary accommodation. There were 175 pupils on the school roll. Secondary education is at Melbourn Village College.

71.10 Sewage is treated by the works at Melbourn.

### **Planning Constraints**

71.11 The village of Meldreth is surrounded by high quality grade 2 agricultural land and lies in the Area of Restraint South of Cambridge. Meldreth is situated within the East Anglian Chalk Landscape Character Area and Natural Area. The Conservation Area in September 1975 protects the low density linear character of this part of Meldreth. Sites of Archaeological Interest include areas at Flambards Close and at east of High Street and north of the Sewage Treatment Works.

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

### **Planning Policies**

71.13 With its overall level of service provision, Meldreth 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.

71.14 The village is constrained by surrounding high grade agricultural land and being in the Area of Restraint, any new residential development can only take place within the village's identifiable envelope. The District Council will resist backland development, particularly in the northern part of the village in order to retain its strong linear character.

**POLICY MELDRETH 1: One area of approximately 1.0 ha north of Chiswick End is allocated for residential development. Planning permission will not be given until a Section 106 Agreement has been signed ensuring that the whole of the site, including the area at present in employment use, will be given over to housing.**

**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.**

71.15 This site is well related to the existing housing areas and offers the opportunity to remove an employment use which is of some nuisance to local residents by way of traffic.

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

**POLICY MELDRETH 2: The Local Planning Authority will resist strongly any development between the A10 bypass and the built-up area of Melbourn village in order to retain high grade agricultural land and to protect the important open and rural aspect of this area.**



# *MILTON*

## **(Inset Proposals Map No. 72)**

72.01 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**

72.02 Milton is one of the "inner necklace" villages around Cambridge and lies some 3 miles north of the City centre. Originally on the main Cambridge-Ely A10 road, the village is now bypassed by the new road on its western side, while the A14T Cambridge northern bypass runs between the village and Cambridge. The River Cam and the Cambridge-Ely railway line lie to the east of the village. The parish covers 829 hectares.

### **History and Settlement**

72.03 The parish of Milton lies on the west side of the River Cam, north of Cambridge City with its western boundary following the course of the Roman road. The fen and meres on the east of the river were drained by a network of channels and the common lands were enclosed in 1802. The Cambridge-Ely railway built was in 1845 and the crossing in the parish beside the river is in use today.

72.04 The main village settlement is centred around a triangular green, the parish church and Milton Hall. The Hall is probably sited on the former manor site of the bishop of Ely. The Hall was built in 1794 and the parkland was laid out to designs by Humphrey Repton. The Cambridge-Ely turnpike road built in 1763-74 was diverted in 1795 around the new park. In 1976-8 a new bypass was built on the west side of the village.

72.05 Some early, traditionally built farmhouses and cottages survived a fire in 1735. They are timber-framed, plastered, with thatched and plain tiled roofs. Queen Anne Lodge with plastered reliefs is of note. The antiquary William Cole remodelled a farmhouse in Fen Road in 1770.

72.06 The parish church of All Saints stands to the south of the Hall and dates from the 12th century with the rectory rebuilt in 1845.

### **Recent Planning History**

72.07 The 20th century saw substantial growth of housing in Milton with both private and Local Authority estates up to the 1960's extending the village in most directions.

72.08 A new primary school was opened in 1958, superseding the old one built in 1836 which was endowed by King's College.

72.09 Population doubled in the 1960's with the development of housing estates. Milton was selected for the Cambridgeshire County Structure Plan (1980) for major growth. All of the land allocated in the Milton District Local Plan 1985 has been completed. Development has taking place north and south of Butt Lane between the village and the A10 bypass. A 55,000 sq.ft. Tesco superstore has been developed at the southern edge of the new development near the junction with the A14.

72.10 The Cambridge Science Park was established by Trinity College in the 1970's to foster science-based industry related to the University. This site, which is separated from the village by the A14, is in Milton Parish.

72.11 The District Council has developed a Country Park at the site of Milton Pits south-east of the village and north of the A14.

72.12 The village now has a compact form with little open space near the village centre. The Conservation Area does however include the attractive parkland setting of the area around the church and Milton Hall.

72.13 In 1951 the parish had a population of 740. By mid-1991 this had risen to 4,100 and 4,430 by mid 1996, an increase of almost 500% in the post-war period during which planning policies have applied demonstrating the extent to which some villages around Cambridge have expanded.

### **Services and Facilities**

72.14 At the time of survey Milton had 3 food shops, one post office/shop and six other shops. There are also four public houses, a primary school, a village hall and adjacent recreation ground. At the northern end of the village is located the Cambridgeshire College of Agriculture and Horticulture.

72.15 At January 2001 there was permanent accommodation for 420 at the primary school. There were 406 pupils on the school roll. Secondary education is provided at Impington Village College. The close proximity to the city provides many of those services and facilities not adequately met in the village.

72.16 Foul sewage is treated at Cambridge Sewage Works.

### **Planning Constraints**

72.17 Milton is surrounded by the Cambridge Green Belt with high quality grade 2 agricultural land to the west and the remainder primarily grade 3. The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. A Conservation Area was designated on 5th November 1981 and covers the area and buildings around the church and Milton Hall where fine individual and groups of trees make a significant contribution to its character. Many of these trees are also the subject of Tree Preservation Orders.

72.18 Much of the Milton Fen area is of Archaeological Interest. Other areas of Archaeological Interest include the recreation ground east of Milton Road.

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

### **Planning Policies**

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

72.21 The northern fringe of the village retains a strong rural character where there is still a clear transition from the built-up area of the village to the surrounding countryside. The buildings and land of the Cambridgeshire College of Agriculture and Horticulture in the north of the village form an important part of this rural setting of the village. This important, open and rural approach to the village should be retained.

72.22 The area to the south-east of the village, formerly known as Milton Pits, is the site of a Country Park which is run by the District Council and which caters for informal recreation. The water-filled pits are managed for angling and boating.

72.23 Development of any site which will affect the Conservation Area or the setting of a Listed Building will be subject to the policies outlined in Part 1 of the Local Plan.



# ***NEWTON***

## **(Inset Proposals Map No. 73)**

73.01 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**

73.02 Newton is some 5 miles south of Cambridge and lies on the B1368 which runs between the A10 at Harston and Puckeridge in Hertfordshire. The parish covers 402 hectares.

### **History and Settlement**

73.03 The parish boundaries follow the Hoffer Brook, a tributary of the Rhee, and field boundaries with the neighbouring parishes. The village settlement is focused around the junction of five roads and the village green. The manor house and parish church with the main farms lie to the south. Newton Hall, built in the Queen Anne Revival style by Sir Charles Waldstein in 1910, replaces a 17th century building and lies in extensive parkland.

73.04 The parish church, dating from the 13th century was restored in the 18th and 19th centuries. It is sited on the boundary of the grounds of Newton Hall. Many of the 18th century farmhouses, farm buildings and cottages and boundary walls were built of clunch which is a chalk stone quarried locally. Home Farmhouse and Top Farmhouse are traditionally built of timber frame, plastered, with plain tiled or thatched roofs. The round planned 18th century dovecote and the large converted dovehouse in Coach House Lane are of interest.

73.05 The open fields and commons were enclosed by 1854.

73.06 Enclosures and linear trackways south-east of Newton (Grid Ref: 440490) are a Scheduled Ancient Monument. A site of Archaeological Interest extends beyond the area of the Scheduled Ancient Monument.

### **Recent Planning History**

73.07 More recently, Newton has clustered around the central road junction. This area is now characterised by low density development and is dominated by the parkland surrounding Newton Manor Farm to the south. Subsequently growth of the village has been slow, the only major developments being a small Local Authority estate to the north, a larger private estate built during the 1970's in the south-east, and a group of houses north of Whittlesford Road following the allocation of this land in the South Cambridgeshire Local Plan 1993.

73.08 In 1951 the population of Newton was 280. By mid-1991 this had increased to 340 and to 380 by mid 1996.

### **Services and Facilities**

73.09 At the time of the survey services included a post office/shop, a public house, a public hall and a cricket square.

73.10 Primary school education is at Harston and secondary education is at Melbourn Village College.

73.11 The village is served by main drainage.

### **Planning Constraints**

73.12 Newton lies in the Cambridge Green Belt and the Area of Restraint to the south of Cambridge. The village lies within the East Anglian Chalk Landscape Character Area and Natural Area. The surrounding countryside is predominantly high quality grade 2 agricultural land. Areas of Archaeological Interest include an area east of the Fowlmere Road. The green is visually important in the centre of the village has been designated as a Protected Village Amenity Area.

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

### **Planning Policies**

73.14 With its low level of facilities Newton has been identified as an infill-only village where infill development may be permitted on appropriate sites in 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. Green Belt policy and high grade agricultural land in the north-west of the village preclude development beyond the well defined boundary. Similarly the rural character on the edge of the settlement needs to be retained.

73.15 There is a strong presumption against development beyond the framework south of Whittlesford Road and west of Fowlmere Road.

73.16 On the south-eastern side of Town Street open frontages should be protected as they provide a strong rural feeling. Both Newton Hall and Newton Manor lie outside the village framework and within the Green Belt. For these reasons, in addition to the high quality of agricultural land, there is a strong presumption against consolidation of development in these areas. The green in the centre of the village should be maintained and enhanced. The important setting of Town Street and the Listed Buildings contained therein warrant special attention.

# ***OAKINGTON AND WESTWICK***

## **(Inset Proposals Map No. 74)**

74.01 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**

74.02 Oakington lies some 6 miles north-west of Cambridge and one and a half miles north-east of the A14T to Huntingdon. The smaller settlement of Westwick lies to the north-east of the main village. The parish of Oakington covers 303 hectares after boundary changes in 1985.

### **History and Settlement**

74.03 The small parish of Westwick, a hamlet of Cottenham, was recorded in the Domesday survey. It lies on the north-east side of Westwick Brook with the 19th century Hall and stable block on the south-east side of the road to Cottenham. On the north-west side is a 19th century model farm and contemporary farmhouse. Lamb's Cross to the north marks the intersection of the former ancient road to Ely through Rampton.

74.04 Oakington parish lies north-east of the Roman Cambridge-Godmanchester road. Oakington brook flows from the south-west to the south-east of the village to join Beck Brook on the eastern boundary. The remaining boundaries follow field boundaries. The village settlement lies in the northern half of the parish along the Jumblatt Way a road which crossed from Cambridge road to Westwick bridge. By the mid 19th century the houses were sited around two greens. Old settlement features can be seen in Water Lane.

74.05 The parish church of St Andrew was substantially rebuilt in the 13th century and was restored in the 19th century and 1970's. The farmhouses and cottages were traditionally built in timber frame, plastered, with thatched or plain tiled roofs and they date from the 15th century.

### **Recent Planning History**

74.06 By the Second World War, when the airfield to the north-west was an important RAF base, the settlement had extended with ribbon development to the north on Station Road and to the south-east on Cambridge Road.

74.07 Much of the housing dates from since the 1960's with the previous sporadic development having been consolidated by small housing estates, some of which are still being developed. Some open space is retained within the village including two areas of pasture which add to its visual character.

74.08 To the north-east of the railway station (which closed in 1971) is Westwick. This consists of a farm, a manor and two roadside terraces. These are enclosed by trees and parkland.

## **Services and Facilities**

74.09 The parish of Oakington (combined with Westwick in 1984) had a population estimated at 1,380 in mid 1996. At the time of survey the village had a relatively modest provision of services including one food shop, a public house, a post office/shop, a primary school and enough open space to play football.

74.10 At January 2001, there was permanent accommodation at the primary school for 120 pupils and no temporary accommodation. There were 87 pupils on the school roll. Secondary education is at Impington Village College.

74.11 Sewage is treated at the works at Uttons Drove. The treatment works are approaching capacity and may require upgrading to accommodate flows arising from the proposed development. The need for upgrading will be dependent upon the timing and extent of growth in the whole of the treatment works and catchment and early consultation is therefore advised.

## **Planning Constraints**

74.12 Oakington lies on the Green Belt's north-western boundary and is surrounded by grade 3 agricultural land, except to the south where it is of grade 2 quality. The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. Open spaces between the High Street and Water Lane and to the north of the junction of Longstanton Road and Water Lane are important within the village setting. The latter site is kept free from development by a legal agreement. To the north-west the village is bounded by the airfield. There are areas of Archaeological Interest east of Queens Way and Meadow Farm Close and to the north and west of Westwick which is outside the village framework. Conservation Areas were designated on 28th September 1989 and 1st March 1990.

74.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport for Oakington and Westwick parishes there are one grade II\* and nine grade II buildings. These lists are not finite.

## **Planning Policies**

74.14 With its level of service provision Oakington 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.

74.15 Within the village framework the development of long rear gardens north of Cambridge Road would adversely affect the approach to the village and its transition to the countryside. The same applies to properties on the western side of Station Road, north of Mill Road. A frontage on Water Lane north-east of the Oakington Primary School should be retained as it affords visual links with the surrounding countryside.

74.16 The nearby small and rural hamlet settlement of Westwick is outside the village framework, making new development inappropriate.

74.17 Development of any site which will affect the Conservation Area or the setting of a Listed Building will be subject to the policies outlined in Part I of the Local Plan.

74.18 The important open areas within the village framework, allocated as Protected Village Amenity Areas, provide a rural and open character to these parts of the village. At the junction of Cambridge Road and Dry Drayton Road, the open space is an important visual feature on this approach. To the north-east an attractive area of grazing land within the village makes a significant contribution to the rural character. Open fields such as this reflect the original character of Oakington of which this is the oldest part. The open views to the village church across the site enhance its contribution to the rural character of the street scene.

74.19 Conservation Areas exist at both Oakington and Westwick at Westwick Cottages and around St Andrews Church between the High Street and Water Lane. Between the end of June 1991 (the base date of the Local Plan) and the end of June 1997, 32 dwellings were completed.

**POLICY OAKINGTON 1: A site of 1.3 ha is allocated for residential development north of Coles Lane and west of High Street.**

**Development of these sites 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.**

74.20 The allocated site lies within an area of Archaeological Interest. The site itself includes evidence of Medieval Ridge and Furrow cultivation and Archaeological Investigation should be undertaken prior to development.

**POLICY OAKINGTON 2: A site of 1.06 ha at Oakington Depot on Water Lane is allocated for residential development.**

**Development of all or part of this site will be dependent upon the re-location of all depot uses from the whole of the site.**

**Development of these sites 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.**

74.21 The District Council Depot in Water Lane is located in a predominantly residential area. Recent planning permissions for non-depot activities within the site have acknowledged that fact and been limited by condition to uses which could be accommodated within a residential area. Some of the original depot uses, including the hours of operation of the depot itself, have never satisfied those modern standards. The proximity of residential property is however taken into consideration in the management of the depot, but on the evidence of complaints from adjoining houses, there are instances when the operation of the Depot causes real or perceived nuisance.

74.22 It is nevertheless clear from the history of the Oakington Depot, that a lawful Depot use has been established and can continue. It is also clear from recent

planning decisions that the Depot is now larger than the Council needs. It is further clear that the only uses which would be acceptable to the Council as local planning authority would be uses which would be acceptable in a residential area. Whilst sympathetic management keeps any real or perceived nuisance to a minimum, the Council's own actions suggest that the Depot may best be located elsewhere.

74.23 In similar circumstances, for example at Caxton, the District Council has actively promoted the re-location of "lawful" bad-neighbour uses by allocating such sites for residential development. Allocation for housing will similarly generate monies to fund re-location elsewhere. The Oakington Depot is therefore allocated for housing development to facilitate the re-location of the depot activities from the site. The Local Plan provisions for affordable housing will apply to this site although the amount of affordable housing negotiated will be at a level that ensures that the community benefit of re-location takes place.

# *ORWELL*

## **(Inset Proposals Map No. 75)**

75.01 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**

75.02 Orwell village is situated just south of the A603, some 8 miles south west of Cambridge. The sharply rising Toot Hill to the north of the village is a dominant feature contributing to the character of the village. There is a ribbon of development along the A603, divorced from the rest of the village. The parish covers 842 hectares.

### **History and Settlement**

75.03 Orwell is said to be named after a "golden spring or well". The parish includes Malton Farm, the remaining part of a larger settlement. The parish boundaries follow the Mare Way along the chalk ridge, and the south boundary follows the River Cam or Rhee. The spring rises just below the church. Several ancient trackways crossed the parish, but were closed at the time of the enclosure in 1837. The parish green once extended from Fisher's Lane to Hurdleditch. The oldest houses in the village are grouped around this former green, along Back Street, Stocks Lane and Town Green Road. By 1836 development was complete along the High Street and was spreading outside the village. The settlement at Orwell (Cambridge Road and New Wimpole) was established in the 19th century.

75.04 The parish church of St Andrew dates from the 12th century and was restored in the 19th century. The character of the village is of farms with weather boarded farm buildings enclosing a yard near the farmhouse. No.5 and No.30 High Street have 15th century origins. Malton Farmhouse, near a moated site, was built in 1470. The early buildings are traditionally built of timber frame plastered with thatched or plain tile roofs. Brick was used in the 18th century and more widely used in cottages in the 19th century with slate or pantiled roofs. Clunch, a local hard chalk used in the church building, is also evident in some of the houses.

75.05 Orwell Hill RSV (Grid Ref: 3651) is a County Wildlife Site.

### **Recent Planning History**

75.06 Considerable public and private housing has subsequently taken place within the main body of the settlement and also on its edges, extending the village into what was open countryside. Estate development has been completed to the north west of Town Green Road. The strong linear character of the High Street remains, although development has extended the village east of Lotfield Street/Stocks Lane. The ribbon of development along the A603 is divorced from the rest of the village.

75.07 In 1951 Orwell had a population of 520. By mid-1991 this had risen to 990 and to 1,160 by mid 1996.

### **Services and Facilities**

75.08 At the time of survey Orwell had one food shop and two other shops. There was one post office/shop and a public house. Primary and secondary education is available in the village at Petersfield Church of England Primary School on Hurdleditch Road. There is a village hall and a recreation ground on the western side of Town Green Road.

75.09 At January 2001, there was permanent accommodation at Petersfield Primary School for 150 pupils and temporary accommodation for 60 pupils. There were 204 pupils on the school roll. Secondary school aged pupils attend Bassingbourn Village College.

75.10 Sewage is treated by the works at Foxton.

### **Planning Constraints**

75.11 The village of Orwell lies almost entirely in the East Anglian Chalk Landscape Character Area and Natural, and in the Area of Restraint south of Cambridge. It is mostly surrounded by high quality agricultural land. A Conservation Area was designated on 2nd March 1973 and covers that part of the village which retains the early linear character. There is an Area of Archaeological Interest at the corner of Fishers Lane/Town Green Road. The 'clunch pit' area to the north of the High Street, is a Site of Special Scientific Interest and also provides an area for informal recreation. The important views from Toot Hill must be retained.

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

### **Planning Policies**

75.13 With the existing level of services and facilities, particularly primary education, Orwell 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.

75.14 Development of any site which will affect the Conservation Area or the setting of a Listed Building will be subject to the policies outlined in Part I of the Local Plan.

75.15 Backland development will be resisted, particularly on the High Street and Fishers Lane, where the setting of houses in the lee of Toot Hill contributes significantly to the character of Orwell.

75.16 Those properties situated on the Cambridge Road lie outside the village framework. Countryside policies will apply in this area and as such will be very restrictive in terms of residential development; further infill will therefore not be permitted.

# *OVER*

## **(Inset Proposals Map No. 76)**

76.01 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**

76.02 Over is 11 miles north-west of Cambridge and some 3 miles north of the main Cambridge-Huntingdon Road (A14T) and stands on a ridge of higher land on the southern edge of the Fens. No major traffic routes pass through the village, and because the Old West River acts as an effective barrier, Over has no direct links with any settlements to the north or west. The parish covers 1,152 hectares.

### **History and Settlement**

76.03 Over village lies on the fen edge south of the River Ouse at its junction with the two great drainage channels, the Old and New Bedford rivers which cross the Fens. The fens and mere north of the village were enclosed in 1628, and the open fields and commons by 1837; windmills and later engine houses were used to drain the land. Over lode since medieval times was a navigation channel.

76.04 There were two original settlements - the church to the north-west overlooking the fens, and the former green at Over End in the south-east linked together by the High Street. Drove roads lead out from two village roads to former fen pastures. Ramsey Manor stood west of Station Road at Berry Close.

76.05 The parish church of St Mary is outstanding; it was largely rebuilt in the 14th Century. The early farmhouses and cottages are traditionally built of timber frame, plastered, with thatched or plain tiled roofs. There are a number of interesting early brick buildings in the village dating from the late 17th century, and a number have shaped "Dutch" gables. The 19th century tower mill on Longstanton Road is still in working condition.

76.06 The Pound (Grid Ref: 382709) is a County Wildlife Site.

76.07 Over Windmill is a Scheduled Ancient Monument.

### **Recent Planning History**

76.08 Rapid growth took place in the 1960's when almost 120 private dwellings were built, two thirds of which were constructed in 1967-8. Private and Local Authority developments, particularly in the southern end of the village, have taken place since the mid 1970's.

76.09 In 1951 the population of Over was 910. By mid-1991 this had risen to 2,420.

### **Services and Facilities**

76.10 The population of Over was estimated to be 2,560 at mid 1996. Of its 4 shops at the time of survey, 2 were food shops. It also has 3 public houses, a primary school, 2 public halls as well as a recreation ground.

76.11 At January 2001, there was permanent accommodation at the primary school for 300 pupils and no temporary accommodation. There were 276 pupils on the school roll. Secondary education is provided at Swavesey Village College.

76.12 Over has its own sewage treatment works which also serves several surrounding parishes.

### **Planning Constraints**

76.13 Over is surrounded mostly by high quality grade 2 agricultural land and lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. The western edge of the village is well defined by modern housing estates. Elsewhere the framework has been drawn around ribbon development that has occurred over the years. The Conservation Area designated on 18th February 1972 and extended on 5 November 1981 covers the early linear part of the village and the setting of St. Mary's Church as well as the recreation ground. There is a Scheduled Ancient Monument and Sites of Archaeological Interest.

76.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade I and thirty five grade II buildings.

### **Planning Policies**

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

76.16 Development of any site which will affect the Conservation Area or the setting of a Listed Building will be subject to the policies outlined in Part I of the Local Plan.

76.17 Peripheral extension of the village into the countryside onto grade 2 agricultural land is to be avoided and development will therefore take place within the identified built-up framework of the village.

**POLICY OVER 1: A site of approximately 0.36 ha north of Chapmans Way and west of Cox's End forms the residue of a larger site and is allocated for residential development.**

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

76.18 The scale and design of the new housing will have to take into account the rural landscape and should not detract from the open visual character of the sports field. The hedgerow boundary to this site should be retained except at the point of access. Vehicular access to the site should preferably be obtained through land off Mill Road to the east.

**POLICY OVER 2: A site of 1.72ha adjoining Norman Way industrial estate is allocated for Classes B1 and B2 of the Town and Country (Use Classes) Order 1987 (Offices: Research and Development: Light Industry and General Industry).**

76.19 Small firms provide a significant proportion of the employment opportunities and in line with central government policy, the District Council will encourage such development in suitable locations. The extension of Norman Way Industrial Estate to the south will require a detailed landscaping scheme to be submitted for those proposals on the boundary of the site. No additional access will be allowed from Longstanton Road, and development of this site will therefore be dependent on an extension to the existing service road being achieved.

**POLICY OVER 3: A site of approximately 0.7 ha is allocated as an extension to the school playing field.**

76.20 Open space provision within Over has been improved with the provision of a 2.6 ha recreation ground at The Doles. The current primary school in Long Furlong occupies a cramped site without playing fields, dual use being made of the nearby village recreation ground. The extension of the playing field would allow the existing school to be remodelled and extended in its existing location.

**POLICY OVER 4: An area of 2.6 ha is allocated as an extension to the village recreation ground.**

76.21 The existing population and the development committed and proposed in the Plan will result in a situation where the amount of public space, particularly for sports pitches falls below the standard recommended by the National Playing Fields Association. The most effective way to provide additional recreation land will be adjacent to the existing recreation ground so that best use can be made of the site layout and facilities. It also creates a wedge of open land which adds to the amenity and setting of the village.



# ***PAMPISFORD***

## **(Inset Proposals Map No. 77)**

77.01 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**

77.02 Pampisford lies some 7 miles south of Cambridge and just to the south-east of Sawston on the northern side of the A505 between the two tributaries of the River Cam or Granta. The parish covers 650 hectares.

### **History and Settlement**

77.03 The parish boundaries follow the Roman Road and parts of the River Cam or Granta on the eastern and western side. Three main roads cross the parish; the village is situated to the north of the Icknield Way. The western half of the Brent Ditch, an ancient earth work, lies in the parish. Small cottages formerly lined the village street with the parish church. 19th century rebuilding and building includes Pampisford Hall, a former brewery in Brewery Road, and the buildings for the Eastern Leather Company. There are several outlying farms and a water mill. The railway line to Haverhill with a station in the parish was closed in 1967.

77.04 Most of the farmhouses and cottages were rebuilt or altered as a result of the building of Pampisford Hall c.1820-31 with the establishment of the estate, and its later improvement. The parish church dates from the 12th century. It was restored on several occasions in the 19th century. The cottages and farmhouses are timber-framed and plastered with longstraw thatch or plain tile roofs. The 19th century buildings are of brick and slate.

77.05 The open fields were enclosed between 1799 and 1801. The parish remains largely arable. The former gardens, pleasure grounds and park of Pampisford Hall are listed grade II in the Register of Parks and Gardens of Special Historic Interest. Pampisford Hall grassland (Grid Ref: 512486) and Shelford – Haverhill disused railway (Grid Ref: 511491) are County Wildlife Sites.

77.06 Two moated sites east of College Farm and The Brent Ditch are Scheduled Ancient Monuments.

### **Recent Planning History**

77.07 In the 1970's, development along Brewery Road was consolidated by Local Authority development together with new houses on Church Lane. Two more roads were created by developers in the 1970's - Hammond Close and Glebe Crescent and since then only infill development has been permitted.

77.08 In 1951 the population of Pampisford was 340. By mid 1991 this had risen to 340 and to 350 by mid 1996.

### **Services and Facilities**

77.09 At the time of survey there was only a non-food shop, 2 public houses, a public hall and two recreation grounds in Pampisford. Primary and secondary education is provided at Sawston.

77.10 The village has mains sewerage, which is linked to the treatment works at Sawston.

### **Planning Constraints**

77.11 The village of Pampisford is separated by the Green Belt into 3 groups of housing/industry. It lies both in the East Anglian Chalk Landscape Character Area and Natural Area and in the Area of Restraint south of Cambridge. Pampisford is almost entirely surrounded by high quality grade 2 agricultural land. There are two Scheduled Ancient Monuments.

77.12 A Conservation Area was designated on 15th January 1975 and covers the original settlements around the High Street. In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade II\* and twenty grade II buildings. These lists are not finite.

### **Planning Policies**

77.13 With its low level of services and facilities, Pampisford has been identified as an infill-only village where development on this scale may be appropriate on suitable sites within the identified 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. Any proposals will have to take account of the Conservation Area, and the need to retain important open frontages which provide the setting for a number of Listed Buildings.

**POLICY PAMPISFORD 1: 2.3 ha of land west of Eastern Counties Farmers Leather, London Road, Sawston, is allocated for industrial use.**

77.14 Careful consideration will have to be given to the most appropriate means of gaining vehicular access in the light of the level of commercial traffic using the existing road system in Sawston. The southern part of this allocation lies within the floodplain and therefore policy CS5 will apply.

# ***PAPWORTH EVERARD***

## **(Inset Proposals Map No. 78 & 78a)**

78.01 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**

78.02 Papworth Everard lies on the A1198 about a mile and a half north of Caxton Gibbet and the A428, and about 4 miles south of Godmanchester. The parish covers 468 hectares.

### **History and Settlement**

78.03 The parish boundaries follow field boundaries with the exception of those to the north and west which follow the road from Gamlingay to Eltisley. The village settlement near the church developed along the steep sided valley by a spring. The main road through the village follows the Roman road. The open fields were enclosed in 1815. There are a few surviving old buildings; Papworth Hall, built for Charles Madryll Cheere in 1810, was altered later by E T Hooley. The Hall became a TB hospital in 1924 and has more recently been the administration centre for the Papworth Trust. It still retains its parkland setting. The parish church was largely rebuilt on its original foundations in 1850 by W H Cheere. The cottages of the Papworth Village Settlement were specially designed for the TB patients with open balconies in the 1920's.

78.04 Papworth Wood (Grid Ref: 290630) is a site of Special Scientific Interest.

### **Recent Planning History**

78.05 In this century, the Papworth Hospital was set up at Papworth Hall to treat patients with tuberculosis and, subsequently, hospital buildings were built in the grounds of the Hall. Papworth Village Settlement built houses for recuperating patients and their families. Many of these, financed by national appeals, lie along Ermine Street and give the village much of its present character. In conjunction with the village settlement, employment was brought to the village, and factory units were built along Ermine Street in the centre of the village. In later years, the scope of the hospital and the village settlement was widened to include patients other than just tuberculosis sufferers. Development also took place around the edges of the large village recreation ground established to the east of Ermine Street. Much of the village is contained within mature tree belts.

78.06 In 1951 the population of Papworth Everard was 1,210 of whom 520 were inhabitants of the Village Settlement. By mid-1991 the total for the parish had risen to 1,280 and to 1,300 by mid 1996.

78.07 Housing development has taken place in the north east and north west of the village, on land allocated in the Local Plan 1993 (see para 78.12).

## **Services and Facilities**

78.08 For its size, the village has few facilities, and to some extent this reflects the composition of the local population, with a high proportion of people with disabilities. There is one large general shop and post office which has recently been re-furbished, one other shop and a public house. A new 120-place, four class primary school opened in September 1996. At January 2001 the school (Pendragon Primary School) had permanent accommodation for 120 pupils and temporary accommodation for 30. There were 128 pupils on the school roll. Secondary education is at Swavesey Village College.

78.09 Papworth Everard has its own sewage treatment works, just to the north of the village, which also serves a number of surrounding settlements. The scale of development proposed will require major extensions to the sewerage system and the treatment works, and developers will therefore need to demonstrate that they have agreement with the appropriate company to ensure adequate provision to cope with the needs of the development.

## **Planning Constraints**

78.10 Papworth Everard 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. Papworth Wood which is just to the east of the village is designated as a Site of Special Scientific Interest. There are sites of Archaeological Interest. A Conservation Area was designated in January 1993 around St. Peter's Church and Papworth House.

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

## **Planning Policy**

78.12 Papworth Everard is designated as a Limited Rural Growth Settlement. Residential development and redevelopment up to a maximum scheme size of 30 dwellings will be permitted on unallocated land within the village frameworks of Limited Rural Growth Settlements, subject to the criteria set out in policy SE3, and other policies of the plan. The 1989 Structure Plan proposed an additional 1,000 dwellings, and therefore the Local Plan allocated land greater than would otherwise be found in a Limited Rural Growth Settlement. The Parish Council and South Cambridgeshire District Council support the proposal to expand the village to produce a better balanced population structure, reducing the proportion of the elderly and people with disabilities.

78.13 Development of any site which will affect the setting of a Listed Building will be subject to the policies outlined in Part I of the Local Plan. All the sites allocated for development include Areas of Archaeological Interest.

78.14 The village is set in a dip in the landscape and partially enclosed by mature tree belts; the development of the allocations will result in an extension of the village into the countryside. It is therefore essential that substantial landscaped areas soften this impact. The District Council is particularly concerned to retain the attractive landscape of the valley at the end of Church Lane.

78.15 Levels of traffic along the A1198 through the village are increasing and development on the scale proposed will generate additional traffic. Without a bypass, there would be a detrimental effect on road safety, the environment, congestion and the social development and integration of the village. It is therefore

essential that substantial development of the village is dependent upon the provision of a bypass for the A1198. The development of Area 3B has contributed financially towards the bypass and has also paid for the preliminary design of the road. The District Council, on the advice of the County Council as Highways Authority, takes the view that planning permissions may be refused if traffic flows exceed 10,000 vehicles per day on the A1198 through the village.

**POLICY PAPWORTH EVERARD 1: Land to the west of Papworth Everard, as identified on Inset 78a, is reserved for a bypass and safeguarded from other forms of development.**

78.16 The existing character of the village is of low density housing set amongst green open spaces and tree belts. To maintain this character it is important that the new development area reflects this character; higher housing densities are therefore not appropriate and the average density of new development should be 25 dwellings per hectare. Although this density is lower than the range sought by PPG3 (ie. 30-50 dph) this density helps to:

- (a) produce the number of dwellings necessary to fund the proposed bypass; and
- (b) make efficient use of land in line with Government guidance; while
- (c) reflecting the general low density development form of the settlement.

**POLICY PAPWORTH EVERARD 2: Within the outstanding areas allocated for housing an average density of 25 dwellings per hectare will be achieved, although a range of densities above and below that level will be sought.**

**POLICY PAPWORTH EVERARD 3: The following sites, as identified on Inset 78, are allocated for development for housing and incidental open space:**

- A) 3.94ha at South Park, providing a minimum of 98 dwellings and a soft well-landscaped edge, including forest species, along the boundary of the South Park PVAA (and some new parkland species within the PVAA) so as to retain and enhance an appropriate long-term parkland setting for Papworth Hall;**
- B) 0.3 ha (residue) north-west of Papworth Everard;**
- C) 12.01ha south west of Papworth Everard, providing a minimum of 259 dwellings within a developable area of 10.36ha;**

**Planning permission for the outstanding areas (3A and 3C) will not be granted until appropriate contributions towards the funding of the bypass have been secured.**

78.17 Area 3A lies largely within the enclosed setting of the village and the northern part was originally part of the South Park of the Hall. Extensive tree planting will be required to protect the open countryside from visual intrusion. Proposals will also need to take into account the mature specimen trees on the site and the need to maintain the setting of Papworth Hall.

78.18 Area 3B forms the residue of a lager site. The development will be guided by the Development Brief for the site which has been adopted as Supplementary Planning Guidance. It is particularly important that the landscape views from Eltisley Road and the proposed bypass are protected by careful siting and design of development and by extensive landscaping.

78.19 Area 3C is also defined by the existence of a shallow ridge and, as with Area 3B, extensive tree planting will be required to prevent intrusion into the surrounding open countryside and to soften the impact of the village from the proposed bypass. The residential and open space allocation at 3C lies in close proximity to St Peter's Church on the western side of Ermine Street and the end of Church Lane. Given its proximity, it will be essential for developers to demonstrate that the design and layout of schemes on site 3C will not adversely affect the setting of St Peter's Church.

78.20 The existing tree belts in and around the village contribute significantly to its character and setting. It is important that these existing tree belts are well maintained and replanted where necessary. New tree planting will be an essential feature of new developments, both within the housing areas and on the boundaries.

78.21 In order to absorb housing areas 3A, 3B and 3C into the wider landscape, appropriate landscaping works will need to be undertaken within and around the areas so as to soften and screen the housing edge. Woodland belts, trees, hedgerows and copses should be used. The screen belts should have a minimum width of 10 metres.

78.22 The District Council wishes to have Development Briefs for all the housing and employment allocations and the village centre. The Briefs will give more detailed planning guidance to landowners and prospective developers and will set out the criteria which the District Council will take into account in determining any planning applications.

78.23 The scale of development will require additional recreational open space to maintain the N.P.F.A. standard of 2.4 hectares per 1,000 population, even though the village already has an excellent recreation ground.

78.24 Additional areas for Public Open Space are required to meet the needs of the expanded village, to include at least 1.09 hectares of additional playing space. These areas should be well related to the built-up area but may be beyond the Village Framework and the sites allocated for development.

**POLICY PAPWORTH EVERARD 4: An area of approximately 6.55ha (residue) is allocated for employment purposes within Class B1 and B2 of the Town and Country Planning Act (Use Classes) Order 1987. The site lies to the east of Ermine Street South.**

78.25 The provision of employment land is an important part of the village expansion as it will enable a balance of jobs and homes within the settlement and give people the opportunity to minimise their travel to work. This development, as it will adjoin housing, will need to secure a landscaping and screening buffer between

the commercial use, particularly any industrial B2 use, and nearby residential development.

78.26 In recognition of the need to achieve early maturity of the landscape setting for this development, a 10 metre wide strip of landscaping will need to be carried out round the southern and eastern boundaries of the area in advance of the development starting.

78.27 Papworth Hospital Trust has indicated its intention to relocate to a greenfield site as the existing site is heavily constrained and the differences in levels make it difficult to redevelop in situ. The Hospital Trust has indicated that a site of around 4 hectares is required. However, the Hospital Trust is actively consolidating on, and redeveloping, its existing site as funding is not currently available for the relocation of the hospital.

**POLICY PAPWORTH EVERARD 5: An area of 6.8 hectares in Papworth Everard Village Centre is allocated for mixed uses including library, offices, workshops, shops, housing and village green.**

78.28 The removal of industrial units from the centre of the village has presented the opportunity to revitalise the village centre to provide additional shopping and community facilities along Ermine Street, between its junction with Chequers Lane and the main entrance to Papworth Hall. Following the adoption of a development brief for the area, planning permission was granted on 28<sup>th</sup> September 1999 for this development, which will ultimately accommodate 104 dwellings.



# ***PAPWORTH ST. AGNES***

## **(Inset Proposals Map No. 79)**

79.01 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**

79.02 Papworth St. Agnes lies on the western fringes of the district some 12 miles from Cambridge and 6 miles south of Huntingdon. It is at the end of a single track road which leads off the Graveley-Hilton road less than a mile west of the A1198.

### **History and Settlement**

79.03 The boundaries of the parish follow the Roman road on the east side. The B1040 on the south-east is part of the county boundary on the south to the Nill Well where it follows the stream north to the Graveley Road, and further north to the former county boundary of Huntingdonshire. The original village can be traced in the settlement remains between existing cottages and the Manor House. The demise of the village may be due to emparkment.

79.04 The parish church was rebuilt in the 15th century and again in the 19th century. It is now cared for by the Redundant Churches Fund. The Manor House dates from the late 16th century and is said have been built for William Mallory whose initials form part of the design of the plastered ceilings; an oratory survives in the attic. The earliest surviving buildings in the village are timber-framed and plastered with plain tiled or thatched roofs. The later estate cottages and rectory are of brick and slate. The communal bakehouse is sited on the village green.

79.05 Lattenbury Hill parkland (Grid Ref: 269569) is a County Wildlife Site.

### **Recent Planning History**

79.06 By the 1960's the village had decayed to a collection of 19th century cottages interspersed with derelict closes. There has subsequently been some new development in the form of individual private detached houses, while some of the earlier houses have been restored.

79.07 In 1951 the population of the village was 90. Subsequent dereliction of property led to considerable depopulation, falling to a low point of 40 in the mid 1970's. By mid 1991 this had recovered to 60 and had remained constant to mid 1996.

### **Services and Facilities**

79.08 The only facility in Papworth St. Agnes apart from basic utilities is a redundant church, now used for village activities.

79.09 Primary education is provided at Eltisley whilst secondary education is available at St. Neot's.

79.10 Sewage is treated by the works at Papworth Everard which is adequate for the limited growth envisaged.

### **Planning Constraints**

79.11 Papworth St. Agnes is in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area and while the village itself lies in grade 3 agricultural land most of the surrounding area is of high quality grade 2. The important setting of the village is covered by a large Conservation Area and there is an Area of Archaeological Interest around the Manor House and to the east of the main lane through the settlement. The grounds of the Old Rectory and associated tree cover help form the setting of the eastern end of the village.

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

### **Planning Policies**

79.13 With a minimum level of service provision, Papworth St. Agnes has been designated as an infill-only village, where development will only be permitted on appropriate sites within the identified 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.

79.14 The open nature of the surrounding countryside combined with the other constraints preclude development beyond the framework. The tree cover and grounds of the Old Rectory should also be retained.

# ***RAMPTON***

## **(Inset Proposals Map No. 80)**

80.01 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**

80.02 Rampton lies about 8 miles north north-west of Cambridge. It lies off the main road network on the road between Cottenham and Willingham. It is low lying countryside on the edge of the Fens and the valley of the River Great Ouse. The parish covers 554 hectares.

### **History and Settlement**

80.03 The parish is rectangular in shape bordering fenland to the north, with the eastern boundary following Westwick Brook and the south and west boundaries following mere ways and field boundaries. The land was used as open pasture before the enclosure of 1852. Extensive orchards were planted in the 19th century. An ancient road, the Portway, from Ely to Cambridge via Aldreth and Histon survives in fen trackways and a bridleway open to all traffic leading to Histon. The village settlement is centred on a triangular green formerly much larger, which may have had a market in the 13th century. The base of a stone cross stands on the green today.

80.04 Giant's Hill, an ancient low rectangular site with a flat-topped mound and deep ditch, east of the church, was occupied by Lises Manor house and surrounded by a 18 hectare park in the 14th century. The Manor farmhouse dates from the early 17th century and is an interesting example of a brick building in the "Dutch" style. The parish church of All Saints dates from the 12th century and has a thatched roof, one of two in the district. The farmhouses and cottages were built traditionally in timber frame, plastered, with plain tile or thatched roofs.

80.05 The Giant's Hill (Grid Ref: 431680) is a Scheduled Ancient Monument. The area around The Giant's Hill is also of Archaeological Interest.

### **Recent Planning History**

80.06 Modern building has consolidated formerly open frontages on these streets and has also extended, in the form of ribbon development, into the open countryside in north, west and easterly directions.

80.07 In Cow Lane, large residential properties in substantial gardens set back off the frontage provide a more open aspect to the village than the compact development around The Green. Here, the important central open space and the presence of mature large trees help to retain the rural character of this part of the village. These are further complimented by attractive Listed Buildings on surrounding streets. The village lies in attractive countryside used mainly for horticulture, particularly fruit growing.

80.08 In 1951 the population of Rampton was 220. By mid 1991 this had risen to 410, falling marginally to 400 at mid 1996.

### **Services and Facilities**

80.09 At the time of survey there were very few services/facilities in the village except for a public house, a village hall and the recreation ground.

80.10 Children attend the primary school and Village College at Cottenham. Sewage is treated at the Cottenham works located in Broad Lane.

### **Planning Constraints**

80.11 The village lies within the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. Rampton is almost completely surrounded by grade 3 agricultural land except on the western edge where it is of high quality grade 2. There is a Scheduled Ancient Monument site at the Giant's Hill on the northern side of Church End. There are sites of archaeological interest.

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

### **Planning Policies**

80.13 With its low level of service provision Rampton has been identified as an infill-only village where that scale of development may be acceptable on appropriate sites within the identified 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.

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

# SAWSTON

## (Inset Proposals Map No. 81)

81.01 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

81.02 Sawston lies about 7 miles to the south of Cambridge. The village lay astride the main Cambridge to Saffron Walden road until it was bypassed in 1968 to the west by what is now the A1301. There is a direct road link to Babraham to the east, but Whittlesford, although only a mile to the west, is separated by the bypass, the railway and the river, except for a footpath link. Sawston lies to the east of the River Cam and the area between the main village street, and the river is low lying and liable to flood.

### History and Settlement

81.03 The parish boundaries of Sawston follow the former course of the River Cam or Granta on the western side and part of the northern boundary. The rest of the boundaries follow old field boundaries and trackways. The water courses have been important through history as a source for driving mill machinery in the local industries. The main part of the village and other roads may have originally been prehistoric routes.

81.04 The main focus of the village is along the High Street, an important southern route to Cambridge; it once had 14 public houses or inns. The parish church and Sawston Hall and grounds lie south of Church Lane. Houses and cottages crowded the small lanes in the 19th century when the paper and leather industries expanded. The Spike, an isolated settlement south of the main village was built by T S Evans for his tannery workers. The Cambridge-London railway was constructed in 1845.

81.05 The parish church dates from the 12th century. Sawston Hall, built on a courtyard plan in the 16th century was the home of the Huddleston family for four hundred years. Many of the large timber-framed farmhouses, and inns have 15th century origins though today they present a very altered appearance. Before brick was introduced in the 18th century timber frame plastered with thatched or plain tiled roofs was the traditional building method. Some of the early buildings are of exceptional quality. The two mills in the parish were associated with the paper and leather industries by the 18th century. A tannery built in 1879 is known as The Eastern Counties Leather Co Ltd.

81.06 The open fields were enclosed by 1802 and are mainly farmed today as arable. The wetlands to the south and west are noted for their natural habitats.

81.07 Sawston Hall Meadows (Grid Ref: 491491) and Dernford Fen (Grid Ref: 473505) are Sites of Special Scientific Interest. Dernford Farm grassland (Grid Ref: 469505) is a County Wildlife Site.

81.08 The gardens and grounds of Sawston Hall are graded II in the Register of Parks and Gardens of Special Historic Interest in England.

81.09 Areas of archaeological interest include areas located on the east side of Sunderland's Avenue and at Huntingdon Farm but there may be others.

### **Recent Planning History**

81.10 The first Village College in Cambridgeshire was built in Sawston in 1930. In the 1920's and 1930's, new building consolidated the High Street and by 1950 much of Mill Lane and New Road was built up with development beginning at Church Field. The 1960's saw extensive new housing estates north of Babraham Road between New Road and Mill Lane, along Common Lane, and west of the main road between the Brook and the Spike. Estate development continued in the 1970's, 1980's and 1990's. Sawston was identified as a Rural Growth Centre in the Approved Structure Plan of 1980, and a statutory local plan for the area was adopted in 1985.

81.11 In 1951 the population of Sawston was 2,130. By mid-1996 this had risen to 7,260, making it the largest settlement in South Cambridgeshire. This is an increase of 240% in the post-war period during which planning policies have applied and demonstrates the extent to which some villages around Cambridge have expanded.

### **Services and Facilities**

81.12 Sawston has a very good range of services and facilities reflecting its size and importance. At the time of survey Sawston had 32 shops of which 8 were food shops. It also has 6 banks/building societies, 6 public houses and both primary and secondary schools. There are a number of public halls and recreational grounds, a branch library and health facilities.

81.13 There are four schools: an infants, juniors, primary school and a village college. At January 2001, the John Falkner Infants School had a roll of 127 pupils, permanent accommodation for 180 and no temporary places. The John Paxton Junior School had a roll of 209 and permanent accommodation for 300 pupils. The Icknield Primary School's roll was 225 with 210 permanent and 30 temporary places. Sawston Village College had capacity for 1175 pupils (including temporary accommodation for 50). At January 2001, there were 1081 pupils on the school roll.

81.14 The sewage works lies to the north of the village and also serves several other settlements.

### **Planning Constraints**

81.15 The village lies within the Cambridge Green Belt; the northern and eastern parts of the settlement are bounded by high quality grade 2 agricultural land. The Conservation Area designated in March 1974 covers the older part of the village including Sawston Hall and its grounds which are also a Site of Special Scientific Interest. The Conservation Area was extended in November 1993. The village lies in the East Anglian Chalk Landscape Character Area and Natural Area and is located in the Area of Restraint South of Cambridge. There are at least two known areas of archaeological interest in the village. There are 45 Listed Buildings comprised of two grade I, two grade II\* and 41 grade II.

## **Planning Policies**

81.16 Sawston, consistent with its good range of facilities, 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. As it lies in the Area of Restraint peripheral extension of the village is unacceptable beyond the framework.

81.17 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.

81.18 Considerable growth has taken place in the recent past, and, in view of the constraints around the village, the aim is to consolidate development rather than achieve significant further growth.

**POLICY SAWSTON 1: One area is allocated for residential development on the Sawston proposals map at Portobello Lane on the site of Henry & Co; the site is approximately 0.96 ha in extent.**

81.19 The site of Henry & Co is used as a leather skin works which has caused environmental concerns to the surrounding properties. The District Council considers that the removal of this use would provide considerable environmental benefits. However, developers should contact the District's Environmental Health Department to discuss any possibility of contaminated land. The existing access to High Street is unlikely to be acceptable to serve residential development and access should be made from Common Lane.

**POLICY SAWSTON 2: The change of use of all, or part, of land presently in public recreation use, or subsequently provided for that purpose, will not be permitted, unless it can be shown that:**

**A) the land is no longer required for public recreation use; or**

**B) an alternative area of land, equally suited to the purpose of public recreation, will be provided as a replacement.**

81.20 In Sawston part of the public open space that is available comprises privately owned land which is leased to the Parish Council. The role of this land in helping to meet the recreation needs of Sawston is such that its continued availability to public use warrants it safeguarding. The larger open spaces are allocated as Protected Village Amenity Areas.

**POLICY SAWSTON 3: Within the Babraham Road industrial estate, the expansion of firms within their existing sites, and the change of use of existing premises to office and/or research use will be permitted where no significant increase in heavy vehicle traffic will arise as a result.**

81.21 The location of the Babraham Road Industrial Estate has meant that industrial traffic uses Babraham Road and New Road, both of which pass through primarily residential areas and act as the main service roads to the high-density residential estates comprising the southern half of the village. Although Babraham Road is not being used to its design capacity, this and its use by industrial traffic is undesirable in both environmental and safety terms. However, firms already established on the Estate should not be precluded from expanding within their existing sites on traffic grounds alone, unless it appears such expansion would generate a significant increase in vehicular traffic. Retail use will not be permitted.

# ***SHEPRETH***

## **(Inset Proposals Map No. 82)**

82.01 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**

82.02 Shepreth lies some 8 miles south-west of Cambridge on the western side of the A10 Cambridge-Royston road, to the south of the River Cam or Rhee. The main Cambridge-Royston railway passes just north of the village, which has its own station.

### **History and Settlement**

82.03 The parish boundaries on the north-west follow the River Cam or Rhee and other boundaries follow the course of several streams and drains. The south-east boundary cuts across Rush Moor. The village settlement has concentrated around the mill and the road junction. Moor End and Frog End were established as separate settlements in the 16th century. There were four manors; Shepreth Manor or Rectory was rebuilt on a site near the church now Manor Farm, the present Docwras Manor house lies north of the earlier site, Wimbish Manor house was replaced in the 18th century by the present building and Tyrells Manor house is situated near two moated sites. The water mill in the centre of the village was run as a paper mill in 1807. The Cambridge-Royston railway was opened in 1851, coprolites were dug in the 1870's, cement was manufactured from 1870-1937, and bricks until 1887.

82.04 The parish church of All Saints dates from the 12th century and was extensively restored in 1870. The farmhouses and cottages date from the early 16th century, they were traditionally constructed from timber frame, plastered, with thatched or plain tiled roofs. Timber frame continued to be used in cottages in the 19th century. Red bricks were used in the 18th century and gault bricks with slate and pantiled roofs were used in the 19th century. Clay bat, an unfired brick was used in some cottages and farm buildings from the early 19th century. Docwras Manor house and barns and associated cottages are noteworthy.

82.05 Shepreth RSV (Grid Ref: 304473) is a County Wildlife Site. L-Moor (Grid Ref: 385475) is a Site of Special Scientific Interest.

82.06 The Roman site north of Brown Spinney is a Scheduled Ancient Monument (Grid Ref: 397484). The moated site south-west of Tyrell's Hall is also a Scheduled Ancient Monument (as defined on Inset 82).

### **Recent Planning History**

82.07 Recent developments have included small Housing Association and Council estates at Blenheim Close and Meldreth Road.

82.08 Frog End remains detached from the main village and, as such, has had little new development in recent years. Large residential properties such as Wimbish Manor, set in extensive grounds lie in the countryside beyond the main built-up area.

82.09 In 1951 Shepreth's population was 440. By mid-1991 this had risen to 710 and to 760 by mid 1996.

### **Services and Facilities**

82.10 At the time of survey the village possessed one small post office/shop and 2 public houses. It also has a village hall and recreation ground. Children attend Barrington for primary education and then to Melbourn Village College for secondary education. The village of Shepreth provides for a commuter station on the Cambridge-King's Cross railway line.

82.11 Sewage is treated by the works at Foxton.

### **Planning Constraints**

82.12 Shepreth lies in the Area of Restraint south of Cambridge and is almost entirely surrounded by high quality grade 2 agricultural land. The village lies within the East Anglian Chalk Landscape Character Area and Natural Area. A Conservation Area was designated on 2nd July 1975 and includes a number of important Listed Buildings and their open settings on both Angle Lane and High Street. Areas of archaeological interest include land between Fowlmere Road and High Street and the land south of the railway to the rear of Edieham Cottages, the latter is also a Scheduled Ancient Monument. There is one Site of Special Scientific Interest.

82.13 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are two grade II\* and thirty five grade II buildings.

### **Planning Policies**

82.14 With a relatively low level of existing services and facilities in the village, Shepreth 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. The Infill policy will apply to the identified framework of the settlement which covers the main village and Frog End separately. Both frameworks contain limited opportunities for infilling; in determining any application for development the District Council will take account of the proximity to Listed Buildings, the rural character of the village and the Conservation Area.

82.15 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.

# ***SHINGAY-CUM-WENDY***

## **(Inset Proposals Map No. 83)**

83.01 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**

83.02 Wendy was united with the neighbouring parish of Shingay as Shingay-cum-Wendy in 1957. The parish lies west of the A1198 on the southern bank of the River Cam or Rhee 11 miles south-west of Cambridge.

### **History and Settlement**

83.03 The parish of Shingay-cum-Wendy is bounded on the north by the River Cam or Rhee, and a stream known as the North Ditch separates Shingay and Wendy. The western boundary is marked by Shingay Gate Farm. In the 17th century the parishes were well wooded; little remains today. In the 18th century the area was known as the Dairies. The history of settlement is one of expansion and decline. The parish was dominated throughout the medieval period by the preceptory of the Knights Hospitallers. Their manor site can be identified by the moat south of the mill stream in Shingay.

83.04 The parish church of Wendy was demolished in 1950; the walled churchyard still survives. The rectory was rebuilt in 1820. The early farmhouses and cottages were traditionally built of timber frame, plastered, with plain tiled or thatched roofs. Later building was in gault brick with slate roofs. Farm buildings were timber-framed and weather-boarded, or in the later 19th century of brick with pantiled roofs.

83.05 The site of the Preceptory of Knights Hospitallers (Grid Ref: 310473) and the Romano-British site at Arrington Bridge (Grid Refs: 333484, 334484, 333483) are Scheduled Ancient Monuments.

### **Recent Planning History**

83.06 As the population grew in the 19th century, houses were built along Shingay Lane, where Manor Farm lay and along the High Road running south to Bassingbourn. By the early 1980's apart from the farmhouses and three houses at Shingay there were only some eight dwellings along High Road.

83.07 Both settlements remain essentially agricultural in character, and consist of scattered houses and farms, largely unconsolidated by other development.

83.08 In 1951 the respective populations were 40 for Shingay and 80 for Wendy. By mid 1996 the population of the whole parish was 100 persons.

### **Services and Facilities**

83.09 Shingay-Cum-Wendy has a minimum level of services, with little other than basic utilities.

83.10 Both primary and secondary education is at Bassingbourn.

83.11 The parish has mains sewerage.

### **Planning Constraints**

83.12 The built-up area of Wendy lies in the Area of Restraint south of Cambridge and is surrounded by high quality grade 2 agricultural land. The village and surrounding fields are within an Area of Archaeological Interest and are situated in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and the West Anglian Plain Natural Area. There are two Scheduled Ancient Monuments.

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

### **Planning Policies**

83.14 With a minimum level of services and facilities in Shingay-cum-Wendy, the village 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. Infill development will only be permitted on appropriate sites within the framework of the built-up area of Wendy. There is no framework for Shingay; countryside policies will apply entailing a general presumption against development other than for agricultural needs.

83.15 In such a small settlement, opportunities for development are limited and the District Council will take into account the rural character of the settlement when determining applications for development.

83.16 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.

# *SHUDY CAMPS*

## **(Inset Proposals Map No. 84)**

84.01 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**

84.02 Shudy Camps lies 12 miles south-east of Cambridge, on relatively high ground around 106 metres above sea level. It is about one and a half miles south of the A604 and two and a half miles west of Haverhill. The parish covers 955 hectares.

### **History and Settlement**

84.03 Shudy Camps consists of scattered hamlets and farmsteads in a parish that was once heavily wooded. The name of the parish is derived from the main settlement by the church and Main Street. Cardinal's Green, Mill Green and Nosterfield End are small hamlets within the parish. Other hamlets were recorded in the 16th century. The more isolated farms formed small settlements in ancient enclosures. Shudy Camps Park was laid out c.1700. The boundaries of the parish follow ancient field boundaries.

84.04 The parish church dating from the 13th century was restored in c.1870. It lies to the south at Hockley Green with Lordship Farmhouse; Shudy Camps Park, a small country house largely 18th century built for Marmaduke Daynell, was remodelled in the 19th century. The farmhouses and cottages date from the 16th century and are timber-framed and plastered with longstraw thatch or tiled roofs. Bramleys, Main Street, is outstanding as a 13th century aisled hall. It has base crucks, an unusual feature in East Anglia. The railway line cuts through the parish on the north-west side.

84.05 The open fields were enclosed by the early 18th century. The land is used for grazing and arable.

84.06 Belts of woodland are associated with the park, Northey Wood is mentioned in early records.

84.07 Lordship Farm RSV (Grid Ref: 620442) and Northey Wood (Grid Ref: 610456) are County Wildlife Sites.

84.08 The round barrow, north-west of Priory Farm, is a Scheduled Ancient Monument. There are areas of Archaeological Interest north-east of Mill Green.

### **Recent Planning History**

84.09 The linear character of the main street has been consolidated by the development of individual houses and limited local authority house building in the 1930's. More recently development has taken place at Blacksmith's Lane. The village still retains open views across the countryside.

84.10 The Barkway development built in 1972 in the south-west corner of Shudy Camps Park is the only recent substantial building. With its relatively low-density and the retention of Protected Village Amenity Areas on its western and southern edges it does not pose too much of an adverse impact on the Park.

84.11 In 1951 the population of Shudy Camps parish was 240. By mid 1991 this had risen to 290, remaining unchanged at mid 1996.

### **Services and Facilities**

84.12 At the time of survey there were virtually no services or facilities in the village beyond the basic utilities.

84.13 Children attend Castle Camps Primary School and then go on to Linton Village College.

84.14 Sewage is treated by the works between Shudy and Castle Camps.

### **Planning Constraints**

84.15 Shudy Camps lies both within 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. The village is surrounded by high quality grade 2 agricultural land. There are Areas of Archaeological Interest and a Scheduled Ancient Monument site north-east of the main village.

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

### **Planning Policies**

84.17 With a general lack of services and facilities in the village, Shudy Camps has been identified as an infill-only village where infill development may be appropriate within the identified village framework of the settlement. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan. In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.

# ***STEEPLE MORDEN***

## **(Inset Proposals Map No. 86)**

86.01 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**

86.02 Steeple Morden lies in the valley of the Ashwell Cam some 15 miles south-west of Cambridge near to the boundary of Hertfordshire. It is about two miles north of the A505 which the parish abuts and is about three miles north-west of Royston. The parish covers 1,556 hectares.

### **History and Settlement**

86.03 The parish stretches for 9 km from the River Cam or Rhee in the north to the Ickniel Way in the south. The eastern and western boundaries follow water courses and field boundaries. Cheyney Water flows northwards from springs at Gatwell, and running parallel to this is the main village street. The early settlements near the stream are identified by farms. Cheyney Water Farmhouse replaced the manor house in the 17th century. Brewis Manor site lies near to the church. Farmhouses and cottages group around Brook End, Morden Green and Bogs Gap. A small settlement grew up near the Ashwell and Morden station when the Hitchin-Royston railway opened in 1850. Most of the roads were straightened at the time of enclosure. In 1938 an RAF airfield extending into Litlington was opened.

86.04 In the 1860's coprolites were dug in the village. The Melbourn Whiting Company began work in an ancient chalk pit in 1949.

86.05 A few early timber-framed buildings survive, mainly dating from the 17th century with the exception of Lower Gatley Farmhouse where there are 14th century timber frame remains. Most buildings were timber-framed and plastered with thatched or plain tiled roofs until the 19th century when clay lump or clay bat and brick was introduced with slate or pantiled roofs. The parish church of St Peter and St Paul has some early 13th century work; the steeple fell in 1625 damaging the nave and demolishing the chancel. The south porch was built with a steeple in the 1860's.

86.06 A three-storey smock mill built in 1805 stands in a derelict condition near the Ashwell Road.

86.07 Bell Barrow 500 ms S of Morden Grange Plantation (Grid ref. TL30653902) is a Scheduled Ancient Monument. Morden Grange Plantation chalk pit (Grid Ref: 297401) is a County Wildlife Site.

### **Recent Planning History**

86.08 Since the 1960's both local authority and private houses have been built. The newer housing forms frontage development along Hay Street, Station Road and Ashwell Road, so that the village is about a mile in length. New development east of Hay Street and north of Craft Way has extended the village in an easterly direction towards Brook End/Morden Green.

86.09 In 1951 Steeple Morden's population was 640. By mid-1991 this had risen to 1,070 and to 1,130 by mid 1996.

### **Services and Facilities**

86.10 At the time of survey the village had a post office, two public houses and a village hall. The recreation ground on the western side of Hay Street provides for football, bowls and cricket.

86.11 At January 2001, the primary school had a roll of 196 with permanent accommodation for 180 pupils and temporary accommodation for a further 30. Secondary education is at Bassingbourn Village College.

86.12 Sewage is treated by the works at Guilden Morden.

### **Planning Constraints**

86.13 Steeple Morden is within the Area of Restraint south of Cambridge and lies in the East Anglian Chalk Landscape Character Area and Natural Area. High quality grade 2 agricultural land surrounds the settlement and includes that land identified as Areas of Archaeological Interest to the west of Hay Street, behind the church and the school.

86.14 In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade II\* and thirty seven grade II buildings, including a K6 telephone kiosk at The Cross/Hay Street.

### **Planning Policies**

86.15 With its overall level of services and facilities, Steeple Morden 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 village framework has been mainly drawn around the rear of property boundaries. There are parts of the village which are distinctly linear. Where this character remains, backland development will be resisted. To maintain a number of Listed Buildings and the quality of their surroundings in this area, the District Council designated a Conservation Area on 25 February 1993.

86.16 Odsey and Morden Green are very small hamlets where there is a strong rural character; countryside policies will therefore apply.

86.17 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.

**POLICY STEEPLE MORDEN 1: Land at The Mill, Ashwell Road, is allocated for residential development. However, planning permission will only be granted for a scheme which (a) results in the relocation of the existing waste transfer station, (b) is accompanied by measures to ensure that full internal and external structural repair of the grade II listed smock mill is undertaken and (c) provides sufficient open space around the mill to permit a reasonable appreciation of its original setting, including removal of the present brick wall partly surrounding the building. Reinforcement of the boundary hedge along the western boundary of the site will also be required.**

86.18 As an exceptional measure, the village framework boundary has been extended (and a residential allocation made) at The Mill, Ashwell Road. This is intended to facilitate both the relocation of the present waste transfer station and the full internal and external repair of the grade II listed smock mill which is a rare example of its type. Because of the special reasons behind the decision to extend the village framework onto greenfield land, planning permission will not be granted unless the development proposals provide assurance that these two aims will both be met. The scheme will also be required to provide sufficient open space around the mill to permit a reasonable appreciation of the setting that it once enjoyed. This should include removal of the existing confining brick wall and would be assisted by amendment of the boundary between the Mill House and The Mill. In addition, the western boundary hedge must be retained and reinforced to provide an appropriate degree of screening between the new development and the open countryside beyond.