

6 January 2015

South Cambridgeshire Local Plan

**Further evidence to support the
unsoundness of Green Belt Policy
changes concerning land at
Fulbourn Road East
Matter 6C**

**Submitted by
Councillor John Williams (721)
Representation No. 60936**

6 January 2015

Summary

1. Further to my representation to South Cambridgeshire District Council this further submission provides evidence from council officer reports to show that the removal of this site from Green Belt policy is not strong enough to meet the exceptional circumstances demanded by the National Planning Policy Framework (NPPF), thereby making policy E/2 unsound.

Reports to South Cambridgeshire Members

2. The officer report to the **Planning Policy & Localism Portfolio Holder's Meeting held on 11 April 2013** paragraph 10.10 states: *South Cambridgeshire has a good supply and range of existing employment sites.* It goes on to point out in paragraph 10.11 that in respect of office accommodation: *Opportunities have been identified on the northern fringe of Cambridge for additional employment development, taking advantage of the increased accessibility of the area as a result of the Guided Bus and the planned Cambridge Science Park railway station.* (It is interesting to note the **Cambridge Local Plan – Towards 2031 Issues & Options Part 2 – Site Options Within Cambridge (January 2013)** in referring to site number R13 (adjacent to the Peterhouse Technology Park) says that it is *more than 800m from an existing or proposed rail station*).
3. A previous officer report to **Planning Policy & Localism Portfolio Holder's Meeting held on 13 December 2013** in referring to Site Option GB5 says the “cons” for this site are:
 - *Some impact on Green Belt purposes;*
 - *Loss of good quality agricultural land;*
 - *Detailed surveys may reveal that only part of the site should be developed if visual impact is to be limited.*

These negative points were not retained in the public consultation process thereby giving an unbalanced and incomplete narrative about this site.

4. In 2014 the Commercial Estates Group commenced a pre-application planning consultation to extend the Peterhouse Technology Park westwards on to Cambridge City sites GB3 and GB4 in order to accommodate the global HQ of ARM. At the consultation event held on 20 June I was told by a representative of ARM that this proposed extension would satisfy the needs of ARM for the foreseeable future.

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Conclusion

5. There is no evidence that there are exceptional circumstances as required by the NPPF requiring the land to the east of the Peterhouse Technology Park along the south side Fulbourn Road to Fulbourn Hospital being removed from Green Belt policy to permit the extension of the Technology Park; and there is evidence to suggest that retaining this site as agricultural land within the Green Belt will have no impact on the employment capacity of Cambridge.

Councillor John Williams
District & County Councillor for Fulbourn
Vice Chair Fulbourn Parish Council
6 January 2015