

South Cambridgeshire Local Plan Examination

Matter SC1: Strategy for the Rural Area



May 2017

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1 INTRODUCTION

1.1 Context

- 1.1.1 These representations are submitted by Gladman Developments Ltd (Gladman) in relation to Matter SC1, the strategy for the rural area. This response covers general policy issues (Matter 1.1)

2 MATTER 1.1 GENERAL POLICY ISSUES

2.1 1.1A Policy S/7: Development Frameworks

i. Is paragraph 2 of the policy too restrictive? Should it enable the redevelopment of redundant sites outside of a village development framework where it is demonstrated that there are clear benefits in planning terms?

- 2.1.1 Gladman note that Policy S/7 sets out similar terms to the Development Control Policies DPD Policy DP/7. This provides for development within settlement boundaries and for only limited forms of development (e.g. agricultural and forestry uses) outside of the development frameworks.
- 2.1.2 Gladman consider part 2 of policy S/7, which sets out the above approach to be too restrictive and consider that this will unnecessarily preclude sustainable development. The Framework is clear that development which is sustainable should go ahead. The use of settlement limits to arbitrarily restrict suitable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by the Framework. An overly restrictive approach such as this will result in a plan that is not positively prepared or effective, and will result in the continuation of the current housing supply issues across South Cambridgeshire.
- 2.1.3 Sites on the edge of existing settlements but outside the tightly drawn development frameworks may offer sustainable opportunities for housing growth and through the rigid application of this policy will be resisted. Gladman consider greater flexibility is required in relation to development outside but adjoining the development frameworks or that these need significantly revising to enable further sustainable growth to come forwards.
- 2.1.4 Gladman are not aware of any proposed modifications to the development frameworks. Significant time has passed since the submission of the plan and at the very least these development frameworks need amending to reflect the consented schemes on the edge of settlements.
- 2.1.5 The growth of rural villages across the district, including the Rural Centres, Minor Rural Centres, and Group Villages will require changes to the development limits. There is nothing within planning policy or law that makes it wrong in principle to breach settlement boundaries to accommodate sustainable development. As referenced in the ministerial foreword to the Framework: *“The purpose of planning is to help achieve sustainable development... Development means growth.”*
- 2.1.6 With reference to the second part of question 1.1Ai Gladman believe that this should be extended beyond the ‘redevelopment of redundant sites’ outside the development frameworks to also include sustainable sites directly adjacent to the development frameworks. This will ensure flexibility within the policy and would not unnecessarily restrict sustainable development from coming forwards.

ii. Would the growth in housing numbers as enabled by the policy, place additional burdens on the existing school infrastructure provision which could not be accommodated within the current levels of educational facilities? Should the development of key infrastructure be allowed outside the development frameworks?

2.1.7 Gladman have no specific comments in relation to this question.