

Appendices 3, 4 and 5 to Proof of Evidence

of

JONATHAN MARK BILLINGSLEY

on behalf of

Axis Land Partnerships Ltd

Town & Country Planning Act 1990

Appeal by Axis Land Partnerships Ltd

Against the refusal by South Cambridgeshire District Council of an Outline application for the development of land for a retirement care village in use class C2 comprising housing with care, communal health, wellbeing and leisure facilities, public open space, landscaping, car parking. Access and associated development and the provision of land for use as countryside park for public access

on

Land between Haverhill Road and Hinton Way, Stapleford, Cambridge, CB22 5BQ

LPA reference: S/02929/20/OUT

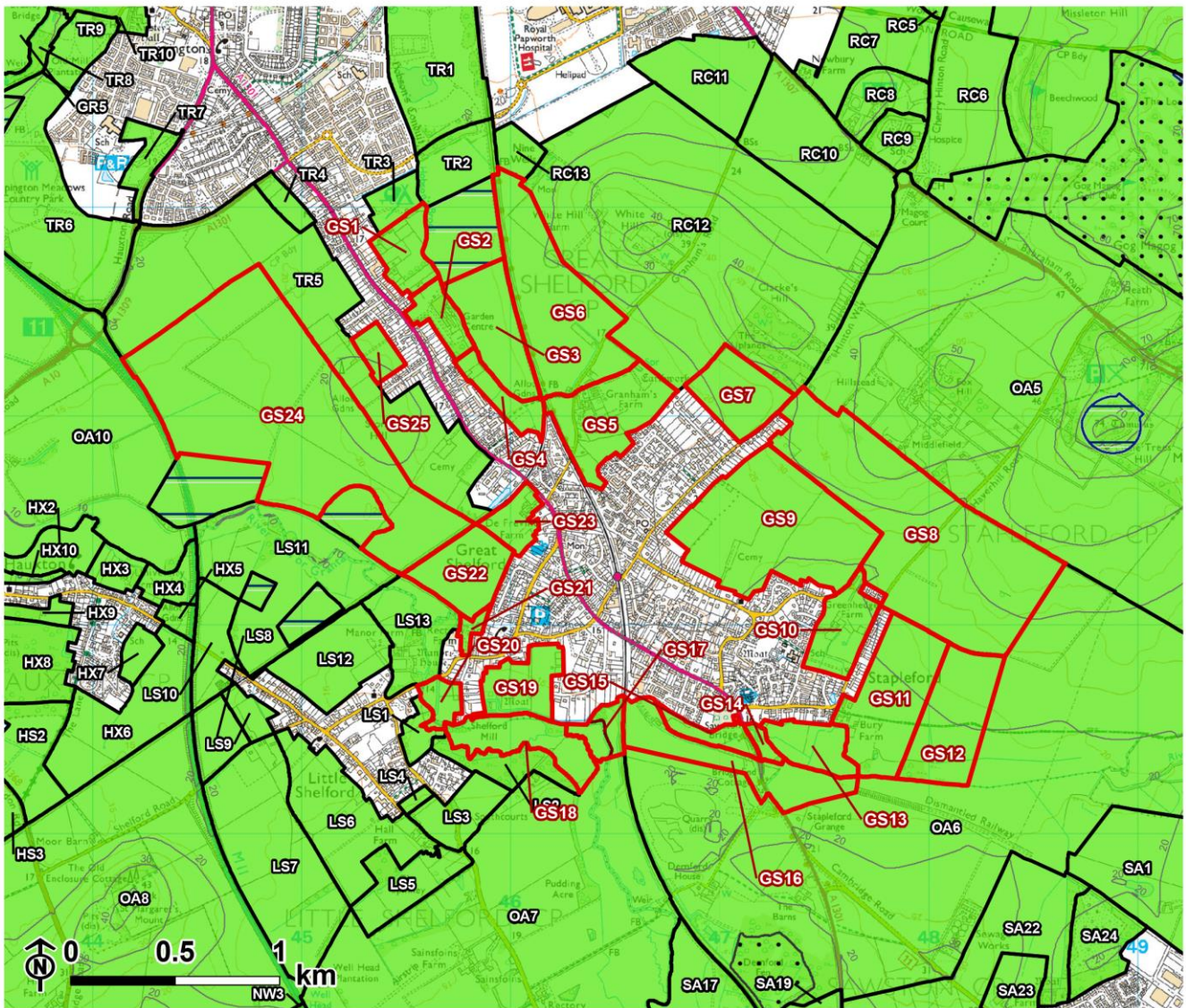
PINS reference: APP/W0530/W/21/3280395

November 2021

Appendix 3

Extracts from Greater Cambridge Green Belt Study by LUC

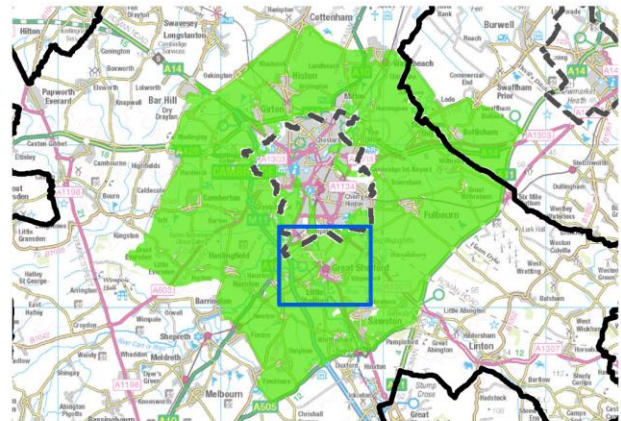
Great Shelford



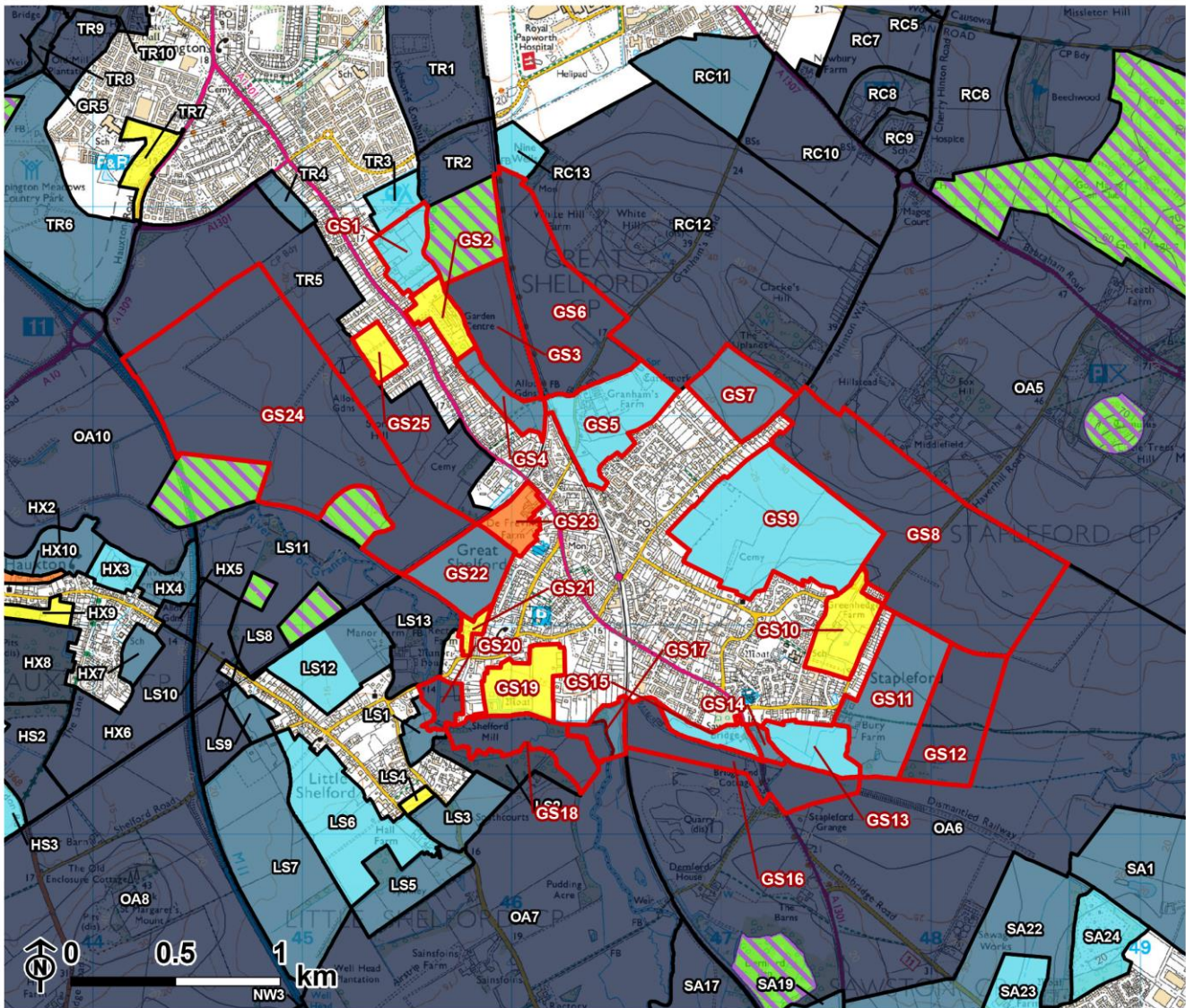
- - - Local Authority boundary
- Great Shelford parcel
- Division between parcel sub-areas
- Neighbouring parcel
- Green Belt

Absolute constraints

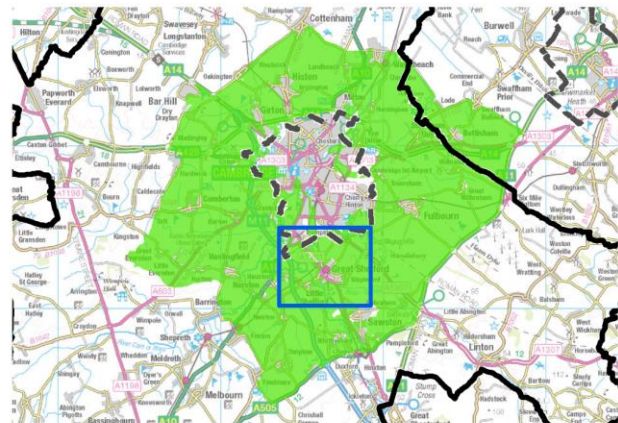
- Site of Special Scientific Interest
- Scheduled monument



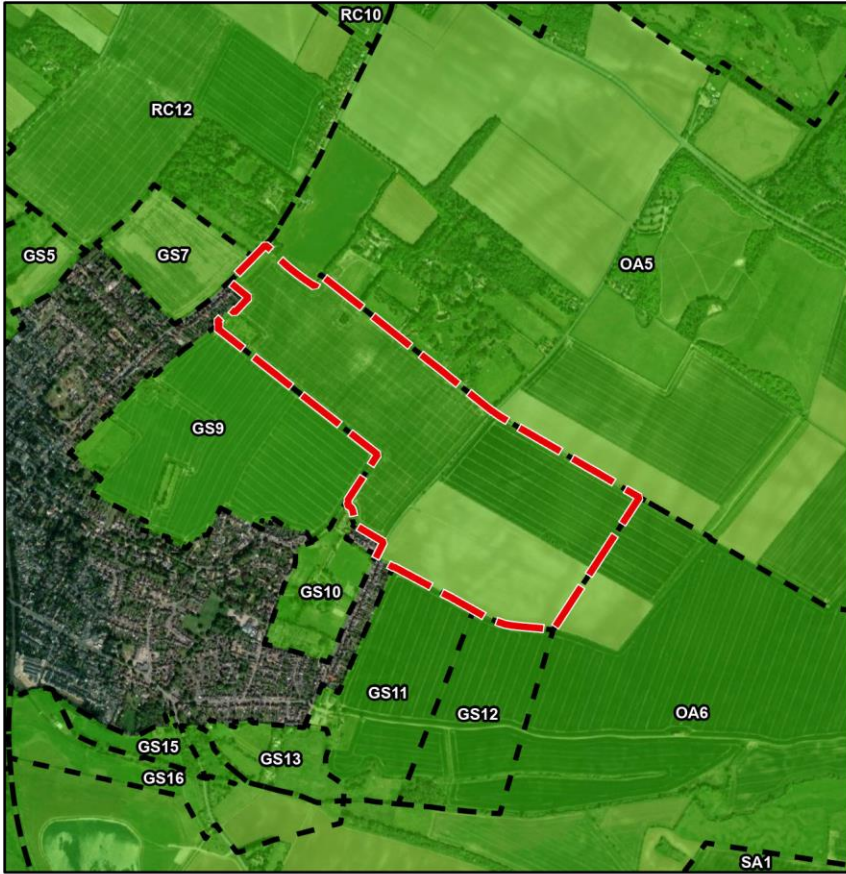
Great Shelford



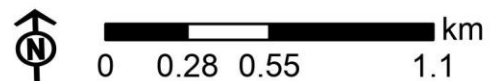
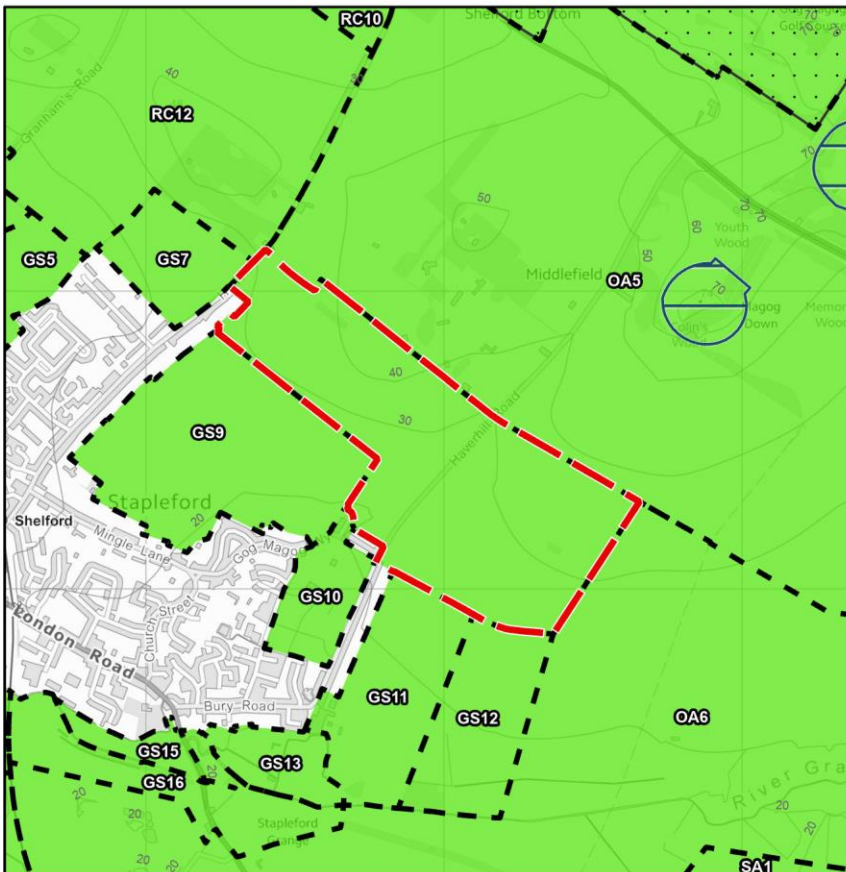
- - - Local Authority
 - Great Shelford parcel
 - Division between parcel sub-areas
 - Neighbouring parcel
 - Green Belt
 - Absolute constraint(s)
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low



GS8



-  GS8
-  Neighbouring parcel
-  Green Belt
-  Scheduled monument
-  Site of Special Scientific Interest



GS8

Parcel location and openness

Parcel size: 72.42ha

The parcel is located to the northeast of Great Shelford, and comprises of parts of large agricultural fields. Haverhill Road bisects the central region of the parcel.

Land is open. There is no development within the parcel.

Distinction between parcel and inset area

The garden boundaries to the west and southwest of the parcel at the inset edge provide little boundary separation from Great Shelford. However, despite this lack of significant boundaries features, views are balanced with open countryside to the north and east and the sloping landform within the parcel provides additional distinction from the inset area. The parcel is not contained by urban development and extends a significant distance from the urban area. Overall, there is strong distinction between the parcel and the urban area.

GS8

Contribution to the Green Belt purposes

- Cambridge Purpose 1 - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre:

Contribution: Relatively significant

Land is open and is adjacent to Great Shelford, which is contiguous with Cambridge but which retains a degree of distinction from the main City area. It has strong distinction from the urban area, which increases the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively significant contribution to Cambridge Purpose 1.

- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:

Contribution: Moderate

Land does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting, but it is open farmland that has a strong distinction from the edge of Great Shelford/Stapleford. Its rural character therefore contributes to the quality of Cambridge's setting. Overall the parcel makes a moderate contribution to Cambridge Purpose 2.

- Cambridge Purpose 3 - to prevent communities in the environs of Cambridge from merging into one another and with the city:

Contribution: Moderate

Land is open and lies in a wide gap between Great Shelford and Cambridge (Cherry Hinton), with wooded areas and the Gog Magog Hills acting as significant separating features. Although the settlement gap is robust, there is strong distinction between the parcel and the urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a moderate contribution to Cambridge Purpose 3.

GS8

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land would increase urbanising visual impacts on land to the northeast and east. The release would also decrease the landform distinction (Gog Magog Hills) of these areas from Great Shelford as new development would be occupying the same slope.

Woodland land cover occupying land to the northwest means that the release would not impact that contribution of this area to Green Belt purposes.

Land to the south and west does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel GS8 makes a relatively significant contribution to preserving Cambridge's compact character, a moderate contribution to maintaining and enhancing the quality of Cambridge's setting, and a moderate contribution to preventing communities in the environs of Cambridge from merging with the city. The additional impact on the adjacent Green Belt of the release of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Shelford, would be very high.

Very High

Appendix 4

Alternative Green Belt Sites – Desktop assessment on Green Belt openness

2021 HELAA Site Ref	Site Name /description	Source	Site area Ha	HELAA Assessment of landscape and townscape effect (J Billingsley comment)	HELAA Assessment of Harm of Green Belt release - from 2021 Green Belt Study	J Billingsley comment of effect on openness in comparison with other sites in table	Comparison with appeal site	Scope for mitigation – Year 15
51758	Appeal Site Land west of Haverhill Road Stapleford	Greater Cambridge 2021 Call for Sites - Not in final HELAA as a rejected site	4.08ha	Red – LCA 3D (2021 LCA) Site is atypical of settlement – a large field rather than small field adjacent to village. Outside settlement- abutting settlement framework. Wide local and amenity views are high due to smooth rolling landscape and gappy hedges. Development would have significant adverse effect on landscape character, encroachment and urbanization. Even with mitigation would be adverse and incongruous. (See LVA and J Billingsley PoE to respond in detail to description in HELAA)	GB Parcel GS 8 Very High level of Harm	Moderate /High – Gently sloping and closely related to edge of Stapleford to south and adjacent to Haverhill Road to west which has strong hedge facing site and restricts public views from road. No PRow in within 500m. Elevated view from Magog Down at 1km. Site 51758 forms a very small part c 5% of GS8. Adjacent Parcel to west, GS9 = Moderate High and Parcel to east of Haverhill Road GS11 = High in 2021 GB Study.	NA – this is the appeal site	Good scope with planting in accordance with submitted Landscape Parameter Plan 009. See J Billingsley PoE
40296	Land to the south of Oakington Road, Cottenham	Greater Cambridge HELAA 2021	4.18ha	Amber - LCA 2B (2021 LCA) The site is inset into the urban edge of the village. It is open and level and not well screened. Extending the urban edge would infill the gap. Some development is possible subject to scale and massing and landscape buffer. (JB broadly agrees with HELAA assessment)	GB Parcel CH10 Low level of Harm	Moderate/Low - Flat open site at fen edge. Site screened by mature hedge from adjacent houses and minor road to north. Site appears very open from approach from west with limited awareness of village beyond due to vegetation to edge of village Public views from other aspects	Less of an effect on openness. More inset to settlement with settlement to two sides. Flat landscape with limited distant views.	Boundary planting to west could be effective from wider countryside

2021 HELAA Site Ref	Site Name /description	Source	Site area Ha	HELAA Assessment of landscape and townscape effect (J Billingsley comment)	HELAA Assessment of Harm of Green Belt release - from 2021 Green Belt Study	J Billingsley comment of effect on openness in comparison with other sites in table	Comparison with appeal site	Scope for mitigation – Year 15
						limited due to settlement/enclosure to three sides. No PRoW in vicinity with views.. Site 40296 is only part of CH10 but the most open. Remainder of CH10 to the south east is much smaller scale and more enclosed. Therefore, an increase to Moderate/Low for 40296 in isolation.		
40286	Bird Farm, Cambridge Road, Fulbourn	Greater Cambridge HELAA 2021	5.69ha	Amber LCA 6B – (2021 study) Development of whole site would have significant impact on views and openness. Suggest half site could be developed and new village edge formed to maintain character at edge of village (JB Broadly agrees with HELAA assessment)	GB Parcel FU18 Very High level of harm	Moderate/High Moderately sloping site up to south west. Elevated views from Mill Hill/Cambridge Road to south west of site. Existing built development to north and east forms edge of Fulbourn. Existing hedges provide some enclosure to south and west. No PRoW in vicinity with views. Site 40286 is c 25% of GB Parcel FU18 which extends to west and south. Therefore, reduced effect for Site 40286 in isolation.	Similar level of effect on openness. Site rises up to higher ground at Mill Hill and adjacent to Cambridge Road. Built form on higher ground would break skyline as seen from west and adverse effect on coalescence.	Planting on higher ground within open space could be effective and reduce to Moderate/Low depending on extent of development and mitigation areas.

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40407	Land Northeast of More's Meadow, Great Shelford	Greater Cambridge HELAA 2021	3.55ha	Amber LCA 3D (2021 LCA) Development on this site would essentially form a new village edge and encroach closer to the railway line and further out into the countryside. Preservation of the rural countryside character is important. Development here would see a loss of the current allotments. New developments must reflect the form, scale and proportions of the existing vernacular buildings of the area. (JB partly agrees as character is more transitional, semi-enclosed and smaller scale than landscape to east.)	GB Parcel GS4 High level of Harm	Moderate Gently sloping land. Small field units backing onto existing residential areas to west and separate from larger open fields to east, but still visible and connected to landscape and rising ground to east. Links from existing housing to west and site area would be same depth as other development to north and south up to Hobsons Brook. One PRoW passes through site where loss of openness and encroachment would be clearly evident. Site 40407 is c 80% same as GB Parcel GS4.	Less of an effect on openness. Closely related to development on two sides. Partly, partly enclosed and compartmentalise. Some adverse effect on coalescence of Great Shelford and Cambridge	Planting to east boundary required to strengthen boundary along Hobsons Brook and enclose from open fields to east. Scope to reduce to Medium Low.
40476	Land at Royston Road, Harston	Greater Cambridge HELAA 2021	4.7ha	Amber LCA 3C (2021 LCA) Development would have moderate adverse effect on settlement and local landscape character but with sympathetic development reflecting existing settlement character harm could be significantly reduced. Development to be offset from the	GB Parcels HS9 and HS10 both High level of Harm	Moderate/High Very gently sloping site. Large part of site very open to view from A10 Royston Road to western boundary. Site appears outside village and very open with distant views to higher ground including Rowley's Hill to the south-east. Strong tree lines	Similar effect on openness. Site does not relate to existing village and very visible from the A10. Existing features provide some enclosure in	Additional buffer to south and west boundaries would reduce effects

2021 HELAA Site Ref	Site Name /description	Source	Site area Ha	HELAA Assessment of landscape and townscape effect (J Billingsley comment)	HELAA Assessment of Harm of Green Belt release - from 2021 Green Belt Study	J Billingsley comment of effect on openness in comparison with other sites in table	Comparison with appeal site	Scope for mitigation – Year 15
				eastern and southern boundaries. (JB disagrees as site beyond village, with limited interface. Site is more related to open countryside to south)		to north and east. Young tree plantation to southwest provides some enclosure in approach from south west on A10. No near PRowS. Closest c350m along River Cam/Rhee to west.	approach from south.	
40071	Land on the south side of Cambridge Road, Waterbeach	Greater Cambridge HELAA 2021	4.74ha	Amber LCA 2B (2021 LCA) Large arable field. Site contained by existing village, strong road boundaries and established vegetation. Development could have an urbanising effect on the semi-rural character of the south-west entrance to the village. Scope for some development along Cambridge Road with landscape mitigation (JB agrees with HELAA description of site but considers there is less scope for development along Cambridge Road as views to south important place to appreciate setting and openness)	Parcel WA12 High level of Harm	Moderate/High Site on Fen edge. Flat open site. No PRow in close vicinity, Fen Rivers Way > 1km to southeast. Open view to south from Cambridge Road and intermittent views from Car Dyke Road to north. Partly enclosed from wider landscape to south. Site 40071 c 70% of GB Parcel WA12	Similar effect on openness. Although site partly contained by village to north-east. Adverse effect at edge of village setting as perceived from approach to village and looking out from Cambridge Road where openness and rural edge very apparent.	Planting could mitigate from south but less so to Cambridge Road.
OS216	Land between Hinton Way and Mingle Lane, Great	Greater Cambridge HELAA 2021 Now Draft	6.14ha	Amber LCA 3D (2021 LCA) Development upon this site would have a moderate adverse impact to the landscape settlement character.	Parcel GS9 Moderate/High	Moderate Gently sloping site. Open landscape that is largely and part grazing. Open boundary to north. Related to rear	Less of effect on openness as closer to village to two sides.	Planting the north east boundary would help contain

2021 HELAA Site Ref	Site Name /description	Source	Site area Ha	HELAA Assessment of landscape and townscape effect (J Billingsley comment)	HELAA Assessment of Harm of Green Belt release - from 2021 Green Belt Study	J Billingsley comment of effect on openness in comparison with other sites in table	Comparison with appeal site	Scope for mitigation – Year 15
	Shelford	allocation in emerging Local Pan		However, with landscape mitigation measures this impact would be reduced and even enhance the existing village edge. Principles include landscape buffer to be included upon the northern and eastern boundaries, units to be set back from the village edge, pattern to reflect existing rural characteristics and a well treed approach with open spaces (JB broadly agrees with HELAA description)		properties to edge of Stapleford to west on Hinton Way and south on Mingle Lane and south and connects to detached cemetery to north-east corner. Adjacent properties have mature gardens and other tree groups adjacent to site boundary. No PRoW in vicinity with views but access point on Mingle Lane and track to Stapleford cemetery to east allows for some public views into site. Site OS216 is c 25% of GB Parcel GS8. Therefore, effect on Site OS216 in isolation is reduced.		development from wider landscape and rest of GS8.
40413	Land off Cambridge Rd, Gt Shelford	Greater Cambridge HELAA 2021	3.96ha	Amber LCA 3D (2021 LCA) The site is a grass field, with residential development to the north, east and south and car parking and grass pitches to the west. Beyond the rugby club are large open agricultural fields. Wide and local views are restricted due to boundary planting to the west; however, local amenity views are high	GS25 Low Harm	Low The site is gently sloping and contained by established housing to north, east and south which back onto the site. To the west Shelford rugby club with further tree belts and allotments to west. The site is detached from the wider open fields to the west and has urban fringe character.	Less of an effect on openness. Site is inset into existing settlement and contained from wider visibility. Some effect on coalescence between Cambridge and	Site already contained although development should respect adjacent residential receptors with suitable offsets and

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				particularly to the north, east and south. High density development upon this site would be unsympathetic with the existing settlement pattern and have a significant adverse harm particularly on the edge of the village; however, with a reduction in residential units the harm would be lessened, subject to appropriate landscape mitigation measures (JB agrees with the description of the existing situation but broadly disagrees that development would be unsympathetic to the settlement pattern although concurs that high density is not appropriate)		Visual effects from adjacent residents and visitors to the rugby club. However negligible effect on wider landscape including TR5 to west. No PRow with views of site.	Great Shelford but settlements have already joined and development would not be unsympathetic to the character.	planting.
40261	Land off Long Rd, Comberton	Greater Cambridge HELAA 2021	5.73ha	Red LCA 3B (2021 LCA) The site lies almost to the top of a southerly slope and at the extreme northern edge of the village. It is not connected to any areas of residential development but divided from it by an area of allotments to the south. Development of the site would push the village envelope still further northward and compound the negative impact of	GB Parcel CO1 Very High Harm	Moderate/ High Moderately sloping site. Open square field surrounded by clipped hedges to roads to north and east. Trees belts /hedges to west up to soft edge of village to the south. Limited visibility of Comberton to south. Development would not relate to the rest of the village and be harmful to openness and setting	Similar overall in terms of effects on openness. Less connection with village but less open from wider views as hedges to most of site boundaries.	Trees belts to north and east would provide enclosure from north and east but still separate from Comberton.

2021 HELAA Site Ref	Site Name /description	Source	Site area Ha	HELAA Assessment of landscape and townscape effect (J Billingsley comment)	HELAA Assessment of Harm of Green Belt release - from 2021 Green Belt Study	J Billingsley comment of effect on openness in comparison with other sites in table	Comparison with appeal site	Scope for mitigation – Year 15
				the surrounding open and rolling landscape character (JB broadly agrees with description in HELAA)		of the village. PRow to north and north west but largely contained by landform and hedges. Site 40261 is c. 30% of GB Parcel CO1 which extends to the west and further away from village. Therefore site 40261 has relatively less effect on openness in isolation.		
40501	Land east of Bush Close, Comberton	Greater Cambridge HELAA 2021	4.83ha (SHLA A notes as site rejected)	Amber LCA 3B (2021 LCA) The site is within the perceived village envelope and capable of being developed as proposed with little negative landscape impact. Appropriate landscaped perimeter treatments should be included and retention of trees and hedgerows is encouraged. (JB broadly agrees with HELAA but queries that site is perceived as part of the village 'envelope'. It is more in a zone of transition between village and the larger scale open rural landscape)	GB Parcel CO6 Moderate Harm	Moderate/Low Gently sloping to south to Tit Brook. Site contained to east and south by hedges and residential properties to west and north. PRow/track to east has strong vegetation buffer to site but more open views from higher ground to the south back to the site would give some adverse effects on openness from development.	Less effect on openness. More contained from local and wider views	Additional planting to south would reduce effect on openness from south.

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40310	Land W of Birdlines, Comberton	Greater Cambridge HELAA 2021	6.12ha	<p>Amber LCA 3B (2021 LCA) The site is on the south western edge of the village. Views from the properties to the north and from Comberton Village College to the west would be possible. Mitigation should include a landscape buffer along Tit Brook of a minimum of 15m and a landscape buffer with the school and existing properties of 15m. Development of the side should consider village character, scale and massing. (JB broadly agrees with HELAA. However, views from elevated ground to the south not mentioned which would increase adverse effects)</p>	GB Parcel C010 Moderate Harm	<p>Moderate Gently sloping to south to Tit Brook. Site comprises three separate fields which have good hedges and perimeter enclosure. Fields form part of a zone of transition between village and larger scale arable fields to the south. Development would adversely affect effect on setting of village and on openness. PRoW to south at c 250m with elevated views into site although vegetation along Tit Brook would soften effect. Site 40310 forms c 30% of GB Parcel CO10 which is a transition zone to the south of the village. This would be eroded with the development of Site 40310..</p>	<p>Less effect on openness. Smaller enclosed field parcels and retention of existing vegetation would reduce effects on openness. Perception of some loss of openness from PRoW to south.</p>	Enclosure largely present – could be strengthened along Tit Brook to reduce effect on wider landscape
40341	Land N of White Field Way, Sawston	Greater Cambridge HELAA 2021	7.16ha	<p>Red LCA 3 D (2021 LCA) Development throughout this site would have a significant adverse impact upon the landscape character. It would be an encroachment into the countryside, urbanisation of the rural landscape and</p>	GB Parcel SA20 Moderate harm and SA21 Low harm	<p>Moderate/Low Gently sloping site. Site is subdivided into two parts by major tree belt which should be retained (TPO). Open views from rear of properties on White Field Way.</p>	<p>Less effect on openness Site at smaller scale and more compartmentalised and enclosed to west and east.</p>	Planting to north and south along Mill Lane would reduce effects. Mitigation

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				<p>a significant increase in the settlement. The site is dissected north to south by a band of trees covered by a Tree Preservation Order. (JB disagrees with strength of description regarding likely adverse impacts.)</p>		<p>No PRoW with views into site although open views from Mill Lane to south west. Site includes all of GB Parcel 22 but only c 30% of GB Parcel 21 which extends to the east . Much reduced effect on SA 21 openness due to containment.</p>		<p>needed for properties on White Field Way.</p>

Appendix 5

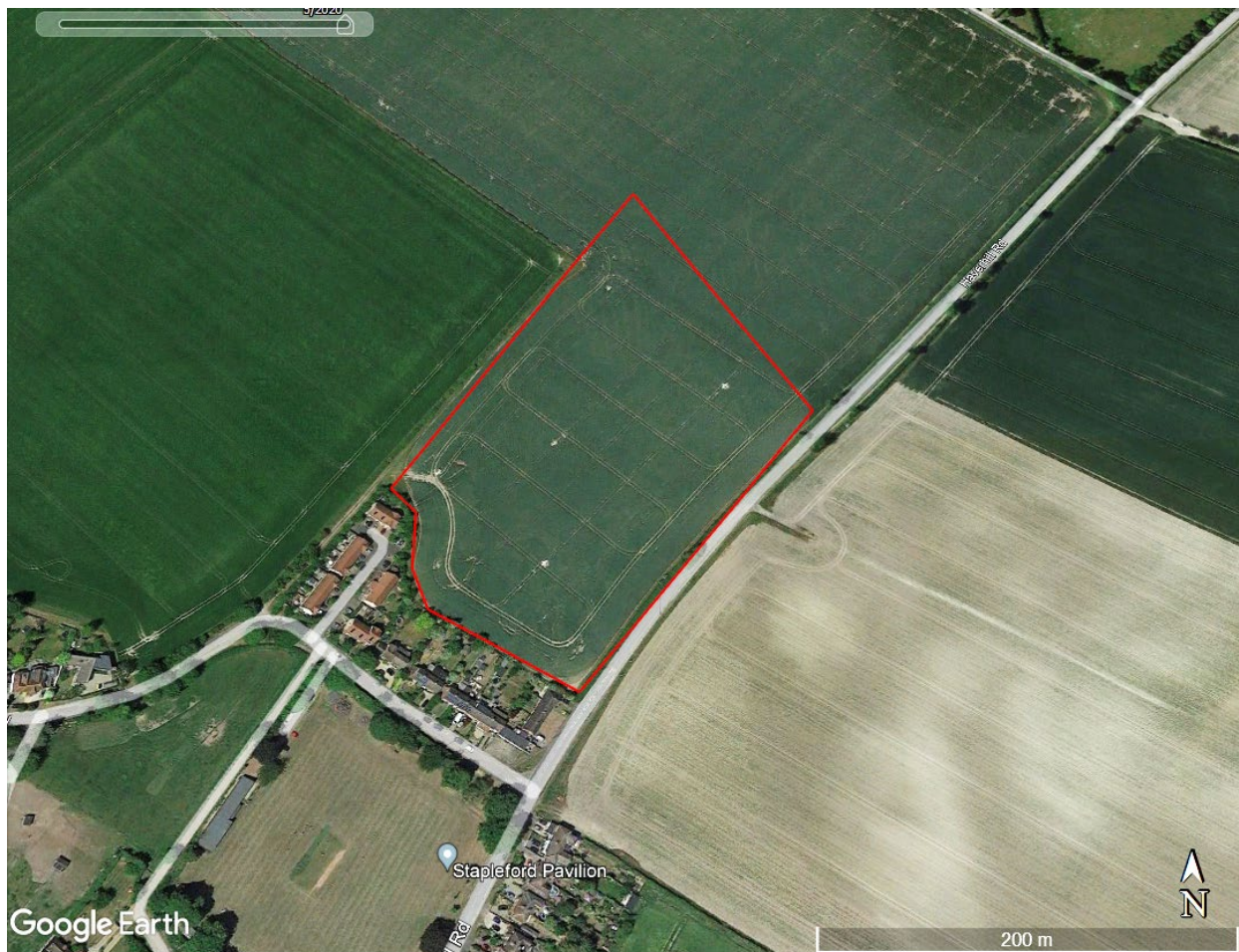
Alternative Green Belt Sites – Aerial Photographs

Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

CALL for Sites ref 51758

Appeal Site

Land west of Haverhill Road, Stapleford



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Site Ref 40296

Land to the south of Oakington Road, Cottenham



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Site Ref 40286

Bird Farm, Cambridge Road, Fulbourn



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Site Ref 40407

Land Northeast of More's Meadow, Great Shelford



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Ref 40476

Land at Royston Road, Harston



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Ref 40071

Land on the south side of Cambridge Road, Waterbeach



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Ref OS216

Land between Hinton Way and Mingle Lane, Great Shelford



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Site Ref 40413

Land off Cambridge Rd, Gt Shelford



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Ref 40261

Land off Long Rd, Comberton



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Ref 40501

Land east of Bush Close, Comberton



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Ref 40310

Land W of Birdlines, Comberton



Appendix 5 - Alternative Green Belt Sites – Aerial Photograph Site Plans

HELAA Ref 40341

Land N of White Field Way, Sawston

