

Local Plan Examinations
Cambridge City and South Cambridgeshire

Matters and Issues for South Cambridgeshire Local Plan specific hearing sessions

MATTER SC1 DEVELOPMENT FRAMEWORKS, STRATEGY FOR THE RURAL AREA, AND THE OMISSION SITES

South Cambridgeshire Local Plan, Chapter 2, Policies S/7 to S/11
(Revised 24.4.2017 – items shown in red)

1.1 GENERAL POLICY ISSUES

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?
- 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 level of educational facilities? Should the development of key community infrastructure be allowed outside the development frameworks?

1.1B Policy S/8: Rural Centres

- 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?
- ii. Should the policy identify the rural centres as locations for destination shops to assist in retaining the sustainability and viability of those villages?
- iii. Should the Policy be amended to specify the level of detail required in a planning application?

1.1C Policy S/9: Minor Rural Centres

- i. Is there a sound justification for the maximum scheme size threshold in paragraph 2 of the policy? How was the figure derived? Should the villages be assessed on an individual basis in this regard?
- ii. Should the policy be amended to allow local Parish Councils to agree to development going ahead, provided adequate services, facilities and infrastructure are available?

1.1D Policy S/10: Group Villages

- i. Is there a sound justification for the maximum scheme size thresholds in paragraphs 2 and 3 of the policy? How were these figures derived?
- ii. Should the villages be assessed on an individual basis in this regard?

1.1E Policy S/11: Infill Villages

- i. Do the infill villages have the capacity in terms of land availability to provide future housing development up to a maximum scheme sizes in paragraphs 2 and 3 of the policy?

1.2 RURAL CENTRES

1.2A Cambourne

- i. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so, why?:
 - a. Land at Great Common Farm and Cottages

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1.2B Cottenham

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:
- a. The Redlands and land at Oakington Road (only that part of the site which does not have planning permission).
 - b. Land south of Ellis Close and east of Oakington Road
 - c. Land to the rear of the High Street
 - d. Land off Histon Road
 - e. Land to the rear of 34 to 46 Histon Road

1.2C Great Shelford and Stapleford

- i. Development framework boundary and omission sites
Is the plan unsound without the amendment of the development framework boundary to include the following sites, and/or the allocation of the sites for housing or other development (where specified), and if so, why?:
- a. Land east of Hinton Way, north of Mingle Lane (SHLAA site 207)
 - b. Scotsdale Garden Centre
 - c. Land at Marfleet Close
 - d. Land at Grange Field, Church Street
 - e. Land at Hinton Way
 - f. Land at Granhams Farm
 - g. Land South of Shelford Caravan and Camping Club
 - h. Dernford Farm-leisure/tourism
 - i. Land off Cambridge Road

1.2D Histon and Impington

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:
- a. Land at Buxhall Farm
 - b. Land off Villa Road, Histon
 - c. Land west of 113 Cottenham Road
 - d. Mill Lane (SHLAA site 53)
 - e. Land north of Impington Lane (extension to site allocation H/1:d)

1.2E Sawston

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing or other development where specified, and if so, why?:
- a. Mill Lane (Hsg Option Site 10)
 - b. 66 and 68 Common Lane
 - c. Land north of White Field Way and Spicers estate-business led mixed use

1.3 MINOR RURAL CENTRES

1.3A Bassingbourn

- i. Village classification
Is Bassingbourn correctly classified as a Minor Rural Centre, and is the failure to allocate any sites inconsistent with that classification?
- ii. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?:
- a. Land north of Elbourn Way

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- b. Land east of South End
- c. Land next to Walnut Tree Close, North End

1.3B Comberton

- i. Village classification
Is Comberton correctly classified as a Minor Rural Centre?
- ii. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?:
 - a. Birdlines Manor Farm, South Street
 - b. Land adjacent 69 Long Road-residential care home
 - c. Land at corner of Long Road and Barton Road
 - d. Land off Long Road and south of Branch Road
 - e. Land adjacent to and north of 69 Long Road
 - f. Land east of Bush Close

1.3C Fulbourn

- i. Village classification
Is Fulbourn correctly classified as a minor rural centre?
- ii. Development framework boundary
Is the development framework boundary and/or Green Belt boundary correctly shown in relation to the garden at 36 Agthorpe Street?
- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development or other uses as specified below, and if so why?:
 - a. Land at Court Meadows House, off Balsham Road and land off Home End
 - b. Land between Teversham Road and Cow Lane
 - c. Land off Station Road
 - d. Land next to Townley Hall - Local Green Space

1.3D Gamlingay

- i. Village classification
Is Gamlingay correctly classified as a minor rural centre?
- ii. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?
 - a. Land at Mill Road (now has planning permission, no longer an examination issue)
 - b. Land at Potton Road
 - c. Land off Grays Road
 - d. Land off Green End

1.3E Girton

- i. Village classification
Is Girton correctly classified as a minor rural centre?
- ii. Development framework boundary
 - a. Should properties on the south side of Huntingdon Road be taken out of the Green Belt and included within the development framework?
 - b. Do the particular needs of Girton College and any benefits to be gained from consolidating its activities on one site, amount to exceptional circumstances to justify amending the boundary of the Green Belt in this location and what would be the impact on the purposes of the Green Belt if the site were to be taken out of the Green Belt?
- iii. Omission sites
Is the plan unsound without the allocation of the following sites for housing development or other uses as specified below, and if so why?:

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- a. Land at Cockerton Road
- b. Land at Dodford Lane/High Street
- c. Land at Howes Close/Whitehouse Lane (student accommodation)

1.3F Linton

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:
 - a. Land adjacent Paynes Meadow
 - b. Land east of Station Road
 - c. Land east of Linton

1.3G Melbourn

- i. Village classification
Is Melbourn correctly classified as a minor rural centre?
- ii. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so, why?:
 - a. Land at East Farm

1.3H Papworth Everard

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:
 - a. Papworth Hospital site

1.3I Swavesey

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, or other uses specified below, and if so, why?:
 - a. Driftwood Farm
 - b. Land abutting Fen Drayton Road
 - c. Land south of Whitton Road and west of Boxworth End
 - d. Land adjacent Buckingham Business Park - employment

1.3J Waterbeach

- i. Village Classification
Is Waterbeach correctly classified as a minor rural centre?
- ii. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so why?
 - a. Land off Gibson Close

1.3K Willingham

- i. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so, why?:
 - a. Land south of Over Road (SHLAA site 047 - that part of the site which does not have planning permission).

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1.4 GROUP VILLAGES

1.4A Barrington

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?
 - a. Land between 12 and 22 Shepreth Road (SHLAA site 012)
 - b. Land off Orwell Road

1.4B Dry Drayton

- i. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so why?
 - a. Longwood, Scotland Road
- ii. Policy Framework
Is the plan unsound without the addition of a policy to identify a network of off-road cycle paths in/out of the village.

1.4C Duxford

- i. Village classification
Is Duxford correctly classified as a Group Village?
- ii. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?
 - a. End of Managers Lane (SHLAA site 092)
 - b. Rear of 8 Greenacres (SHLAA site 166) (now has planning permission, no longer an examination issue)

1.4D Eltisley

- i. Development framework boundary
Should the development framework boundary be extended to include land at Caxton End.

1.4E Fen Ditton

- i. Village classification
Is Fen Ditton correctly classified as a Group Village?
- ii. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so, why?:
 - a. Land south of Shepherds Close (SHLAA site 060)

1.4F Fowlmere

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so, why?:
 - a. Appleacre Park, London Road (SHLAA site 077)
 - b. Land west of High Street (SHLAA site 107)
 - c. Land at Triangle Farm (that part of the site without planning permission)

1.4G Foxton

- i. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so, why?:

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- a. Land west of Station Road- (SHLAA site 223 (amend to site 233) - that part of the site without planning permission).

1.4H Great Abington and Little Abington

- i. Village Classification
Should Greater and Little Abington be regarded as a single community and on that basis should they collectively be classified as a minor rural centre?
- ii. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, or other uses specified below, and if so why?
 - a. Linton Road-(housing with community orchard and allotments) (60660) SHLAA site 027 (and 211 – this site now has planning permission, no longer an examination issue) (PM/SC/7/A)
 - b. Bancroft Farm, Church Lane (SHLAA site 028)
 - c. Land beside old A11

1.4I Guilden Morden

- i. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so why?
 - a. Land south of 33 Dubbs Knoll Road

1.4J Hardwick

- i. Village classification
Is Hardwick correctly classified as a Group Village?
- ii. Omission sites
Is the plan unsound without the allocation of the following site for housing led mixed use development, and if so why?
 - a. Land off St Neots Road (SHLAA site 180)
 - b. Land at Rectory Farm

1.4K Harston

- i. Development framework boundary
Should the development framework boundary be extended to include the following sites?
 - a. Land North of Haslingfield Road
 - b. Land at Button End
 - c. Land at Royston Road
- ii. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?
 - a. Land to the rear of 98 to 102 High Street (SHLAA site 226)
 - b. Area to the south west of Harston bounded by the river Rhee, Haslingfield Road, Church Street and Mill Road.

1.4L Hauxton

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?
 - a. East of A10, south of Church Road
 - b. Extension to Bayer Crop Science Site to include the former waste water treatment works

1.4M Highfields Caldecote

- i. Village classification
v.1

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- ii. Is Highfields Caldecote correctly classified as a Group Village?
Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?
 - a. Land to the rear of 18 to 28 Highfields Road
 - b. Extension to the Residential Home Park

1.4N Longstanton

- i. Village classification
Is Longstanton correctly classified as a Group Village?
- ii. Development framework boundary
Should the development framework boundary be extended to include land at Melrose House
- iii. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so why?
 - a. Land west of Over Road and east of B1050 (SHLAA sites 244 and 246).

1.4O Meldreth

- i. Development framework boundary
Should the development framework boundary be extended to include land at:
 - a. Bury Farm, North End
 - b. Land rear of 79 High Street

1.4P Oakington

- i. Omission sites
Is the plan unsound without the allocation of the following site for housing-led mixed use development, and if so, why?:
 - a. Oakington Tomato Farm, Dry Drayton Road

1.4Q Orwell

- i. Development Framework boundary
Should the development framework boundary be extended to include land at the Volac International site and land to the east?
- ii. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so, why?:
 - a. Land adjacent to Petersfield Primary School (SHLAA site 020)

1.4R Over

- i. Village Classification
Is Over correctly classified as a Group Village?
- ii. Omission sites
Is the plan unsound without the allocation of the following site for housing development/playing fields, and if so why?
 - a. Land north of New Road housing/playing fields (SHLAA site 182)
 - b. Land fronting New Road and Station Road (SHLAA sites 121, 256)

1.4S Teversham

- i. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so why?
 - a. Land to the south of Pembroke Way (SHLAA site 099)

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1.4T Whittlesford

- i. Village Classification
Is Whittlesford correctly classified as a Group Village?
- ii. Development framework boundary
Should the development framework boundary be extended to include the following sites?
 - a. Ryecroft Paddock
 - b. Land at 1 Wren Park
 - c. Syngenta site, and should this site be allocated for employment use?

1.5 INFILL VILLAGES

1.5A Babraham

- i. Omission sites
 - a. Should the Babraham Research Campus be removed from the Green Belt and be allocated for employment development ?

1.5B Croxton

- i. Development framework boundary
Should the development framework boundary be extended to encompass properties fronting Abbotsley Road and A428?

1.5C Graveley

- i. Omission sites
Is the plan unsound without the allocation of the following sites for housing development, and if so why?
 - a. Land at Manor Farm
 - b. Toseland Road

1.5D Horningsea

- i. Development framework boundary
Should the following site be removed from the Green Belt and included in the development framework boundary?
 - a. Garden Centre, High Street

1.5E Ickleton

- i. Development framework boundary
Should the development framework boundary be extended to include The Old Vicarage, Butchers Hill?

1.5F Kneesworth

- i. Village classification
Is Kneesworth correctly classified as an Infill Village? Should it be combined with Bassingbourn to form Bassingbourn-cum-Kneesworth minor rural centre?

1.5G Litlington

- i. Development framework boundary
Should the development framework boundary be extended to include land at Longview, 1 Manor Farm Barns, Crockhall Lane.

1.5H Little Gransden

- i. Development framework boundary
Should the development framework boundary be extended to include the following sites?
 - a. 84 Main Road
 - b. Land to rear of 4 Primrose Hill
 - c. Land bounding 6 Primrose Hill

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- d. Land at The Drift (only that part of the site without planning permission.
- e. South of Main Road

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- i. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so why?
 - a. Land at Primrose Walk

1.5I Pampisford

- i. Development framework boundary
Should the development framework boundary be extended to include the following sites?
 - a. Land East of High Street
 - b. Land at London Road

1.5J Toft

- i. Development framework boundary
Should the development framework boundary be extended to include the buildings adjacent to Meridian Court?
- ii. Omission sites
Is the plan unsound without the allocation of the following site for housing development, and if so, why?:
 - a. Land off Hardwick Road

1.5K Whaddon

- i. Omission sites
Is the Plan unsound without the allocation of the following site for housing development and if so, why?:
 - a. Between Bumpkins (Old Chapel) and Green Farm, Meldreth Road