

Proposed approach

The area of land removed from the Green Belt would be identified as a special policy area. This will ensure that uses coming forward on the site support the on-going work of the campus and respond appropriately to the local environment.

Reflecting that the purpose of the release is to support the unique work of the campus and its high quality environment, it is proposed that a criteria based policy be prepared so that this is reflected in any future proposals for the site.

Alternative approaches, and reasons why they were rejected

- No Policy – without a policy the area would remain in the Green Belt, and additional land would not be allocated for development. This option was not preferred as it would not help meet the evidenced need set out in the Greater Cambridge Employment Land Review and Economic Development Evidence Base in the location best able to respond to that need.

Further Work and Next Steps

The draft local plan will identify a policy with specific criteria which future proposals would be considered against. The policies map would also identify the policy area.

S/RSC: Other site Allocations in the Rural Southern Cluster

Issue the Plan is seeking to respond to

To help meet the need for housing and employment land by identifying specific land allocations for development in the Rural Southern Cluster.

Policy context

The adopted 2018 South Cambridgeshire Local Plan 2018 includes a number of land allocations at villages in the rural southern cluster area.

Consultation and engagement

There was no specific consultation on this issue in the First Conversation consultation. The annual housing trajectory process involves consultation with landowners and developers and the latest housing trajectory has informed the plan making process.

Evidence base

The rural southern cluster area provides the opportunity to provide new homes that are close to the research parks and potentially in locations with sustainable transport opportunities, as well as potential for further local employment opportunities.

Approach to identifying new rural allocations

Identifying new rural allocations for housing

To help support the selection of housing sites we used the following approach, which was consistent for both the rural southern cluster area and the rest of the rural area:

Key criteria (defines the list of villages/sites to consider/discount)

- Locations with sustainable access: Rural Centres and Minor Rural Centres, but also Group villages with very good Public Transport Access.
- Sites with a green or amber rating in the Housing and Employment Land Availability Assessment

Relative factors (considered but not necessarily defining a judgement)

- Acknowledge Green Belt: opportunities beyond the Green Belt were considered first, but recognising some villages in Green Belt have the best access, the plan should test if exceptional circumstances may exist to release Green Belt
- Account for parishes which already have lots of committed development: aim should be for those sites to be built and the new community to bed in before considering further development, informed by scale of village and committed development
- Consider case to support community aspirations for development: Responses to recent engagement with parishes regarding the Call for sites provided awareness of those parishes with aspirations for development

Approach to site selection

For sites meeting above criteria, officers used judgement, Housing and Employment Land Availability Assessment information on site constraints and assessment of suitability, and awareness of sites' planning history to inform emerging proposed draft list of sites.

Identifying new rural allocations for employment

For employment, in addition to reviewing sites meeting the above criteria, we also considered the evidence from our Greater Cambridge Employment Land Review and Economic Development Evidence Base (2020) to understand the locational demand of different sectors. Relevant to the rural southern cluster, the Study identifies

demand for start-up and grow on space in both the Life Science and ICT sectors, two of Greater Cambridge's key sectors. Given its location as a focus of the existing life science clusters, the rural southern cluster is a key area of search for this new space in this sector. Employment site selection was informed by the Housing and Employment Land Availability Assessment and taking into account sustainable travel opportunities alongside the likely travel requirements of the proposed uses.

The assessment of all sites in this category is set out at Appendix 2C: Review of sites to inform identification of new allocations.

Proposed Policy Direction and Reasons

The following housing and employment allocations are proposed in or adjoining villages within the rural southern cluster.

The Proposed Policy Direction

New allocations

Housing

S/RSC/HW Land between Hinton Way and Mingle Lane, Great Shelford

- Site area of 10 hectares
- Maximum capacity limited to 100 homes, relating to Cambridgeshire Fire Service requirements for no more than 100 homes to be served via a single vehicular access. There may be potential for a higher capacity if an additional access could be provided.
- Very well located in relation to existing railway station, with resulting excellent access to Cambridge, and to Cambridge Biomedical Campus once the new Cambridge South station is open, providing the exceptional circumstances required for Green Belt release.
- Development should accommodate the following constraints:
 - Design of development should preserve key views from Stapleford Conservation Area including from Mingle Lane past St Andrew's Church and the adjacent vicarage.
 - Open space to be provided to the east of the built development to help provide compensatory improvements to the environmental quality and accessibility of remaining Green Belt.
 - Non-vehicle access only from the access adjacent to the vicarage to St Andrew's Church, Stapleford.

S/RSC/MF Land at Maarnford Farm, Hunts Road, Duxford

- Site area of 2 hectares
- Capacity for approximately 60 homes
- Well related to existing village – close to school, and within walking distance of Whittlesford Parkway Station. Site is supported by the parish council.
- Development should accommodate the following constraints:
- Provide space for existing telecoms mast
 - space for substantial landscape edge

Employment

S/RSC/CC Comfort Café, Fourwentways

- Site area of 0.8 hectares
- Suitable for employment Class E(g)(ii) (Research and development of products or processes) with ancillary E(g)(i) Offices (to carry out any operational or administrative functions) providing laboratory space for start-up and small businesses primarily.
- A brownfield site meeting evidenced demand for start-up and grow on space close to existing research parks, in a sustainable location with close proximity to the proposed future travel hub for the South East Cambridge Transport Scheme.
- Development should accommodate the following constraints:
 - Tree Preservation Orders located upon western boundary
 - Transport proposals in the area including the A505 study, the South East Cambridge busway and GCP Linton Greenway proposals (contributions will be expected).

Continuing existing allocations

Housing

The following allocation which is included within the South Cambridgeshire Local Plan 2018 is proposed to be carried forward into the new Greater Cambridge Local Plan:

- S/RSC/H/1 (c): land south of Babraham Road, Sawston (Part of the site is in Babraham Parish)

Allocations not proposed to be carried forward

The following allocations are not proposed to be carried forward for the reasons set out below:

Housing

- Dales Manor Business Park, Sawston (H1/a): much of the site has been taken forward for redevelopment as employment land, making it no longer available for housing.
- Land north of Babraham Road, Sawston (H1/b): the housing development is under construction.

Employment

- Pampisford: West of Eastern Counties Leather, London Road (E/4:2) – the Greater Cambridge Employment Land and Economic Development Evidence Study (November 2020) recommends that the allocation is no longer required, as the wider area has been substantially developed.

Reasons for the proposed policy direction

Two new suitable sites have been identified for new homes, one of which is in the Green Belt. The Councils consider that the carbon benefits of locating homes close to jobs in the research parks, where there are existing opportunities for very high quality sustainable travel, could provide the exceptional circumstances required to justify removing land from the Green Belt in this location but only if considered alongside the environmental impacts.

For proposed housing sites, we reviewed the site promoter's proposed figures against an assessment of site capacity using a methodology set out in the Housing and Employment Land Availability Assessment. For sites with specific constraints Urban Design colleagues provided specific site capacity advice.

Taking the approach described above, we identified one small new employment opportunity.

Most existing allocations within the Rural Southern Cluster have been developed, gained planning permission or are being progressed, and therefore it is no longer necessary to include a policy framework for their development in the Local Plan. Land south of Babraham Road, Sawston is at the start of the planning application process, and therefore a policy framework needs to be retained for this site. However, this will be kept under review as the plan progresses. Further detail on each allocation proposed to be continued or not carried forward is provided at Appendix 2A: Review of Adopted Allocations in the Cambridge Local Plan (2018) and the South Cambridgeshire Local Plan (2018).

Delivery assumptions for new allocations including housing

Delivery of S/RSC/HW Land between Hinton Way and Mingle Lane, Great Shelford

- anticipated to deliver in 2029/2030 to 2031/2032 based on planning application being submitted immediately after adoption of new Local Plan, with build out rates based on Housing Delivery Study assumptions for outline planning application, rural connected location, four years from submission of application to first completions, and build out of up to 40 dwellings a year
- 100 dwellings anticipated in 2020-2041

Delivery of S/RSC/MF Land at Maarnford Farm, Hunts Road, Duxford

- anticipated to deliver in 2029/2030 to 2030/2031 based on planning application being submitted immediately after adoption of new Local Plan, with build out rates based on Housing Delivery Study assumptions for outline planning application, rural minor/group location, four years from submission of application to first completions, and build out of up to 40 dwellings a year
- 60 dwellings anticipated in 2020-2041

Alternative approaches, and reasons why they were rejected

We considered a range of alternative sites within the southern cluster area having regard to the overarching development strategy and conclusions of the Housing and Employment Land Availability Assessment. We discounted sites considered to be less suitable for development.

The assessment of all sites in this category, including reasons for discounting some, is set out at Appendix 2C: Review of sites to inform identification of new allocations.

Further work and next steps

In preparing the policies for the site allocations (both continued existing sites and proposed new sites) in the draft plan, we will consider any consultation responses received on the allocations, any further discussions with the landowners/developers of the sites, and any additional information gathered through the preparation of the April 2022 update to the Greater Cambridge Housing Trajectory.