

Site Supporting Information Statement

Grange Field, Church Street, Great Shelford, CB22 5AT, (Council ref. 40128).



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Consultation	Greater Cambridge Local Plan – <i>First Proposals</i>
Local Planning Authority	Greater Cambridge Shared Planning Service
Client	The Grange Field Consortium
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1.0 Introduction

- 1.1 The Greater Cambridge Local Plan (GCLP) will cover the period to 2041 and will identify sites for new homes, jobs, and infrastructure. The *First Proposals* document, the consultation on which commenced on 1st November and is scheduled to close on 13th December 2021, anticipates that an average of 1,771 homes per year will be built in the Greater Cambridge area during the Plan period.
- 1.2 Greater Cambridge's strategy, as outlined within the current consultation, proposes 19 additional sites for development, along with sites already in their adopted 2018 Local Plans, in order to meet this housing need. One of the proposed 'new' site allocations, for 100 new homes, is in Great Shelford, namely land between Hinton Way and Mingle Lane, Council ref. S/RSC/HW (see fig. 1.1 below).

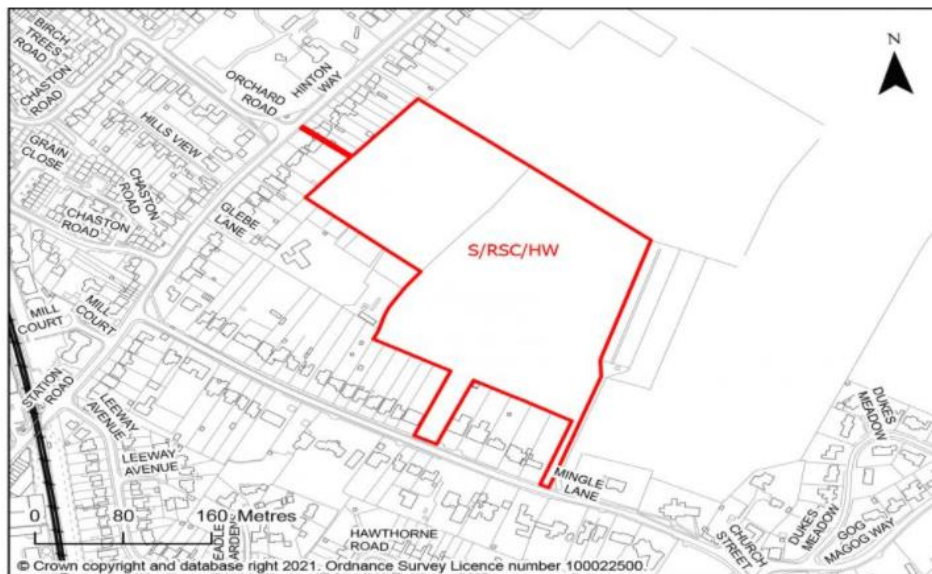


Fig. 1.1 – Proposed site for residential development in Great Shelford (Council ref. S/RSC/HW).

- 1.3 Great Shelford and Stapleford is defined as a *Rural Centre* within the context of the emerging Settlement Hierarchy (policy S/SH) and lies within the *Rural Southern Cluster*.

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- 1.4 Great Shelford and Stapleford provide a good range of shops and services and a village centre that is characteristic of a *Rural Centre*. Furthermore, there are good public transport links to Sawston via the Citi 7 which also provides a frequent service to Cambridge. This *Rural Centre* will also have a stop as part of phase 2 of the Greater Cambridge Partnership CSET scheme.
- 1.5 For the reasons outlined within this statement, we are able to confirm that our clients' site would be an appropriate allocation within the context of the GCLP for residential development (possibly including market housing, affordable housing, key worker housing, older persons housing, residential care home, custom or self-build housing, specialist 'other' forms of housing). Any scheme could also offer land for recreation, open space and/or leisure uses as an extension to the existing and adjoining recreation ground to the east of the site.
- 1.6 The site's 'residential' capacity is considered to be in the region of 40 dwellings. This is based on development of approximately 1.3ha (@ 30dph) on the northern section of the site with approximately 1.2ha to be dedicated to recreation, open space and/or leisure uses in the southern part of the site (see fig. 1.2 below). The exact balance of uses and site delineation(s) can be agreed with the Greater Cambridge Shared Planning Service as the GCLP emerges.
- 1.7 It is clear from fig. 1.1 below that, with a flooding constraint impacting only the southernmost 20m band of the site (see appendix F), more housing could be delivered on my clients' site to meet the needs of the Greater Cambridge sub-region within the plan-period and possibly negating the requirement to allocate a second site within this *Rural Centre*. To aid officers in their plan-making, a comparison of our clients' site with site S/RSC/HW and based on the HELAA criteria can be found at table 1.1 below.



Fig. 1.2 Indicative Site layout showing land earmarked for residential development (red outline) and that for recreational open space and/or leisure uses (blue outline).

1.8 We can confirm that, for the reasons outlined within this statement, our clients' site is suitable, available for development now and achievable and would be appropriate as an allocation for residential development (possibly including market housing, affordable housing, key worker housing, older persons housing, residential care home, custom or self-build housing, specialist 'other' forms of housing) in addition to publicly accessible open space and/or recreational/leisure uses.

Site Access/HELAA 2021

1.9 Appendix 2 of the Greater Cambridge HELAA (2021) finds my clients' site is not **suitable**, deliverable, or developable. Appendix 4 of the HELAA 2021 identifies that the site is not suitable on the basis that the proposed site does not to have a direct link to the adopted public highway and there is no

possibility of creating a safe access.

1.10 With the exception of potential impact on the strategic highways network (a 'constraint' that is not site specific or 'peculiar' to my clients' site) this was the only 'red' in the RAG assessment undertaken as part of the HELAA.

1.11 To reiterate the content of the 2019 call for sites submission to the Cambridge Shared Planning Service (Appendix C), my clients' site does have a direct and existing access onto the adopted public highway and as illustrated on the plan found at Appendix A.

1.12 The access is shared with the adjoining Peacocks development with rights to improve the vehicular access onto my clients' site. Greater Cambridge should, therefore, amend their HELAA in light of this fact when it is next updated, i.e., my clients' site is 'suitable' for development given there is an appropriate (existing) access that leads directly onto the public highway.



Image 1.1 – The direct access onto my clients' site from the public highway is visible in the centre of this image (see appendix A for plan).

2.0 Site and Context

- 2.1 Our clients' site is located to the south/west of the settlement of Great Shelford. This greenfield site, which covers an area of 2.50ha, is currently used for animal grazing purposes, comprising paddock or 'scrub-land'.
- 2.2 The site is bound by The Peacocks residential development to the north. There are open fields/recreation ground to the east and west. To the south, the site is bound by the River Cam.
- 2.3 All of the facilities in Great Shelford would be readily accessible on bicycle or foot from the development site as this site is in a central location. Great Shelford railway station lies just 650 metres from the site, with the main street significantly closer, and there is a bus stop within 100 metres of the site. This is a highly sustainable location for new development. Indeed, the HELAA RAG assessment (Appendix B) identifies 'accessibility to services and facilities' as constituting a 'green', whereas proposed site allocation S/RSC/HW is afforded only an 'amber' rating in this regard (see also table 1.1 below).
- 2.4 There is an appropriate and existing access to the north of the site, connecting directly onto the public highways and as shown in image. 1.1 above and as illustrated on the site plan found at appendix A.

3.0 Designations and Constraints

- 3.1 Around 20m of the frontage to the River Cam, on the southern boundary, is within Flood Risk Zones 2 or 3 (see appendix F). However, it is envisaged that this land will form part of any extension to the recreational grounds to the east and would not be developed.
- 3.2 The site lies within the Great Shelford Conservation Area. The Grange (13 Church Street) is a Grade II Listed Building (List entry 1127893) and lies in relatively close proximity of my clients' site (to the north-west). Any proposal would be sympathetic to the features of this building that have warranted its designation albeit views of the building from my clients' site are already obscured, to a significant degree, by trees on the periphery of my clients' site.
- 3.3 The HELAA (Appendix B) identifies that whilst the development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, *the impact could be reasonably mitigated*.
- 3.4 The strip of woodland along the eastern boundary, together with certain individual trees within the site, are protected by TPOs. At this stage it is intended that these trees would be retained and be integral to any development scheme progressed by my client.
- 3.5 The Local Plan classifies the site as being within the 'Countryside', i.e., outside the 'development framework' as identified in the South Cambs. Local Plan (2018, policy S/7). However, this 'countryside' designation is of little consequence as our client is seeking the allocation of the site within the context of the emerging GCLP and the Great Shelford settlement boundary, on allocation, can be redrawn to encompass the site or part thereof.
- 3.6 The land is currently within the Green Belt. However, the Greater Cambridge Greenbelt assessment (August 2021, Appendix D & E), identifies that land parcel GS19 (within which my clients' site is located) makes a relatively limited contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing

communities in the environs of Cambridge from merging with each other. Therefore, the assessment concludes that the harm resulting from its release, as an expansion of Great Shelford, would be low.

- 3.7 This must be compared with parcel GS9 within which proposed site allocation S/RSC/HW is located. Here, the aforementioned assessment concludes that the 'harm rating' pertaining to the release of this parcel would be 'moderate high'. This is on the basis of parcel GS9 making a moderate contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting.
- 3.8 Although lying within the 'countryside' our clients' site is by no means 'isolated' in any physical or functional sense, lying adjacent to the defined settlement boundary of Great Shelford and in very close proximity of the abundance of facilities and services found therein. The current and emerging local plans identify Great Shelford and Stapleford as a *Rural Centre*, and consequently one of *the largest, most sustainable villages of the district*, (South Cambs. Local Plan, 2018).
- 3.9 The agricultural land classification of my clients' site is 100% 'urban' whereas for proposed site allocation S/RSC/HW it is 57% Grade 2 (*good quality*) with merely 43% classified as 'urban'.

4.0 Site Assessment

Assessment of Suitability

- 4.1 The Planning Practice Guidance (PPG) is clear insofar as a site or broad location can be considered suitable if it would provide an *appropriate location for development when considered against relevant constraints and their potential to be mitigated.*
- 4.2 As identified above, my clients' site has been 'ruled out' of the HELAA assessment on the basis that the site does not have a direct access onto the adopted public highway and there is no possibility of creating a safe access. This issue has now been addressed.
- 4.3 The only further 'red' pertains to impact on the strategic highways network although this is not a site-specific factor or peculiar to my clients' site. My clients' site therefore 'passes' all other assessment criteria (either 'amber' or 'green') and should be reinstated within the HELAA when it is next updated as a consequence.
- 4.4 The PPG identifies that, in determining a site's suitability for development, 'plan-makers' may wish to consider the information collected as part of the initial site survey, as well as other relevant information, such as:

a) National Policy

- 4.5 Our clients' site sits adjacent to the established settlement of Great Shelford, a 'rural centre' and consequently one of *the largest, most sustainable villages of the district* (S. Cambs. Local Plan, 2018), i.e., this is a highly sustainable location for new residential development in accordance with both local and national planning policy considerations.
- 4.6 The site is clearly not 'isolated' in any 'physical' or functional sense in terms of the definition of 'isolation' (NPPF2021 para. 80) provided by recent High Court or Court of Appeal decisions.

b) Appropriateness and likely market attractiveness for the type of development proposed

- 4.7 Great Shelford is acknowledged as being an 'appropriate' location for growth and in accord with the extant South Cambs. and emerging GCLP settlement hierarchies (policies S/6 and S/SH respectively).
- 4.8 The Greater Cambridge *First Proposals* consultation document identifies how the sub-region has a strong and nationally important economy. However, over recent years, jobs have been created faster than new homes have been built, and this has contributed to higher house prices and increased commuting into the area. As a consequence, the emerging development strategy aims to meet the sub-regions increased need for new housing in an area where there is a buoyant market and where demand is currently outpacing supply.

c) contribution to regeneration priority areas

- 4.9 Although Great Shelford & Stapleford is not a 'designated' regeneration priority area, development of our clients' site, with an appropriate mix of uses reflective of demonstrable residential and recreational/leisure needs, will contribute to this *Rural Centre's* sustainable development in the emerging Local Plan planning period to 2041.

d) Potential impacts including the effect upon landscapes including landscape features, nature, and heritage conservation

- 4.10 As identified above, the Greenbelt Assessment (2021, Appendix D & E) identifies that land parcel GS19 (within which my clients' site is located) makes a relatively limited contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. Therefore, the assessment concludes that the harm resulting from its release, as an expansion of Great Shelford would be *low*.

4.11 The HELAA (2021, Appendix B) identifies that whilst the development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, *the impact could be reasonably mitigated.*

HELAA Suitability Checklist

- 4.12 A list of 'constraints' has been prepared by the Greater Cambridge Shared Planning Service (HELAA 2021) that provides them with a planning policy 'suitability' checklist against which every site could be 'RAG' assessed. These constraints together with an assessment of how these are applicable to our clients' site, in addition to proposed allocation S/RSC/HW, is provided below in table 1.1 below.
- 4.13 As can be seen, my clients' site performs better than the GCLP's proposed allocation, with 7 'greens' and 8 'ambers' as opposed to 2 'greens' and 12 'ambers'. Further, there is only a single 'red' pertaining to my clients' site whereas there are 2 'reds' in respect of the proposed allocation (including harm of releasing the site from the greenbelt).

Table 1.1 – HELAA (2021) Site ‘Suitability’ checklist – Comparison of my clients’ site with the proposed allocation.

CONSTRAINT	Site ref. 40128 (LPA’s 2021 HELAA RAG assessment unless indicated *)	GCLP S/RSC/HW ref. (LPA’s 2021 HELAA RAG assessment unless indicated *)	Comment
Adopted Development Plan Policies	Amber	Amber	
Flood Risk	Amber	Amber	
Landscape and Townscape	Amber	Amber	
Biodiversity and Geodiversity	Amber	Amber	
Open Space / Green Infrastructure	Green	Green	
Historic Environment	Amber	Amber	
Archaeology	Amber	Amber	
Accessibility to Services and Facilities	Green	Amber	My clients’ site relates better to the settlement core and the services & facilities found therein.
Site Access	Green*	Amber	My clients’ site has existing and direct access onto the public highway.
Transport and	Amber	Amber	



Roads			
Noise, Vibration, Odour and Light Pollution	Green	Amber	
Air Quality	Green	Green	
Contamination and Ground Stability	Amber	Amber	
Agricultural Land Classification	100% urban = Green*	57% Grade 2 (very good quality) = Amber*	Development of my clients' site will result in nil loss of valuable/good quality agricultural land.
Strategic Highways Network	Red	Red	
Green Belt - Assessment of Harm of Green Belt Release	Low harm = Green*	Moderate High = Red*	The Green Belt Assessment (2021) identifies significant harm arising on release of the proposed allocation from the Greenbelt.

Assessment of Availability

4.14 The PPG is clear insofar as a site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from landowners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available.

4.15 Our client can confirm that there are no legal or ownership impediments to development on the site subject of this submission. The land is under the



control of landowners who are actively promoting the site through the GCLP process. The site is available immediately for development, i.e., in a 1-5-year period. There are no unresolved multiple ownership issues, ransom strips, tenancies, or operational requirements of other landowners, which may affect the availability of the site.

Assessment of Achievability (including viability)

4.16 The PPG is clear insofar as a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

4.17 We can confirm that development on the site (or part thereof) is economically viable and can be delivered immediately, i.e., 1-5 years.

5.0 Concluding Remarks

- 5.1 It is trusted that this report has affirmed, in line with both national and local planning considerations, that our clients' site (or part thereof) is available, achievable, and suitable for inclusion within the context of the next HELAA capacity assessment and as an allocation within the context of the GCLP.
- 5.2 The only reason my clients' site was 'deferred' in respect of the 2021 HELAA was on the basis that there was not a 'suitable' access. This point has been addressed within the context of this statement and there are no other 'show-stoppers' (or reds in the context of the RAG assessment) that preclude my clients' site from inclusion within the context of the HELAA when this document is next updated.
- 5.3 Given the site should be 'included' within the next iteration of the HELAA, it should also be considered as a future allocation within the context of their emerging GCLP for residential and recreational/leisure uses and be subjected to Sustainability Appraisal at the next appropriate stage in the plan-making process.
- 5.4 Parker Planning consider that the site would make a valuable contribution to housing land supply as part of a more logical, coherent, and crucially sustainable settlement expansion scheme than would be the case were proposed site S/RSC/HW to be allocated.

Appendix A - Site Location Plan Identifying Appropriate (Existing) Access

Grange Field, Great Shelford

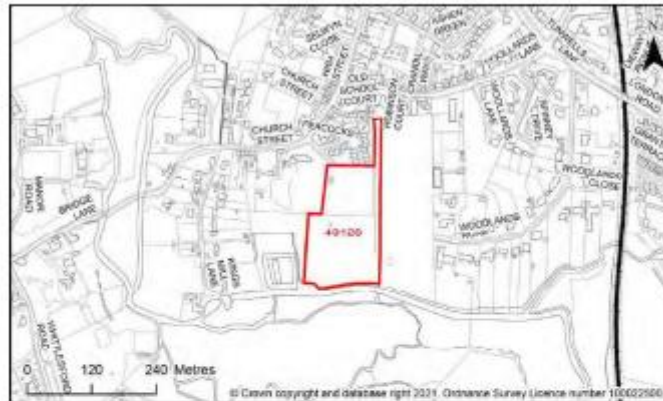


Appendix B – HELAA (2021) Extracts – Sites 40128 & OS216

Grange Field, Church Street, Great Shelford, CB22 5AT

Site Reference: 40128

Map 325: Site description - Grange Field, Church Street, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	2.88
Parish or Ward	Great Shelford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Paddock/scrub
Proposed development	Residential, Market and affordable housing, Key worker housing, Older persons housing, Residential care home, Custom or self build housing, Specialist/other forms of housing, Public open space, Recreation and leisure

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Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



Proposed employment floorspace (m ²)	-
Proposed housing units	No estimate given

Site Assessment Summary

Criteria	Outcome
Suitable	Red
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Red)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Outside Development Framework Wholly within the Cambridge Greenbelt
Flood Risk	Amber	Flood zone: Partly in Flood Zone 2 (7%) Partly in Flood Zone 3 (5%) Surface water flooding: 1% lies in a 1 in 100 year event 3% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site NCA 87 East Anglian Chalk District Area The Chalklands, the site is typical of the settlement character. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Wide views are negligible and local views are limited due to surrounding mature vegetation. Development would have a negative impact to the settlement character. Typical landscape enhancement measures would include the following: existing trees to be both

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Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



Issue	Assessment	Comments
		protected and retained, new tree planting to be encouraged within the site to reflect the well treed characteristics, connectivity to the adjoining recreational fields to be encouraged and a rural approach required.
Biodiversity and Geodiversity	Amber	<p>Within 200m of a Wildlife Site</p> <p>All new housing developments will require assessment of increased visitor pressure on nearby SSSI. The site's southern boundary lies adjacent to the River Cam CWS which has been cited for its unmodified banks and frequent stands of pollard willows. The site contains a block of deciduous woodland which has been classified as priority habitat. The site also contains grasslands, hedges and wooded boundaries that are also likely to have ecological value.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	<p>Within 50m of an Outdoor Sports Facility</p> <p>Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.</p>
Historic Environment	Amber	<p>Within 100m of a Listed Asset</p> <p>Within a Conservation Area</p> <p>This is a sensitive site in terms of possible impact on heritage assets and their setting. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated.</p>
Archaeology	Amber	Located in the historic core of the village to the south east of the medieval parish church and adjacent to a moat likely to have originated in the medieval period.
Accessibility to Services and Facilities	Green	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p>

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Issue	Assessment	Comments
		Distance to Healthcare Service: Less than or Equal to 720m
		Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m
		Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m
		Distance to Employment Opportunities: Greater than 1,800m
		Distance to Public Transport: Less than or Equal to 450m
		Distance to Rapid Public Transport: Less than or Equal to 1,800m
		Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m
		Distance to Cycle Network: Greater than 800m and Less than or Equal to 1,600m
		Good accessibility to key local services, transport, and employment opportunities
		Proposed development would not require delivery of accompanying key services
Site Access	Red	The proposed site does not to have a direct link to the adopted public highway. No possibility of creating a safe access.
Transport and Roads	Amber	Potentially part of a cluster and, therefore, may require a cumulative assessment. Does not appear to abut Public Highway. Requires links to existing cycleways/footways and potential Passenger Transport infrastructure enhancements. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.
Noise, Vibration, Odour and Light Pollution	Green	The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation
Air Quality	Green	Site does not lie within an AQMA. Minimal traffic impact on AQMA.
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

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Further constraints

Issue		Comments
Constraints to development	-	Agricultural Land Classification: 100% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS19 Low

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and residential development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	9
Estimated dwelling units	26
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Land between Hinton Way and Mingle Lane, Great Shelford, CB22 5

Site Reference: OS216

Map 343: Site description - Land between Hinton Way and Mingle Lane, Great Shelford



Site Details

Criteria	Response
Site area (hectares)	6.14
Parish or Ward	Great Shelford CP; Stapleford CP
Greenfield or previously developed land	Greenfield
Category of site	Integrating homes and jobs - Southern cluster
Category of settlement	Within or adjacent to Rural Centre
Current or last use	Agricultural land/building
Proposed development	Residential, Market and affordable housing
Proposed employment floorspace (m ²)	-

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Proposed housing units	Unknown
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Site Assessment Summary

Criteria	Outcome
Suitable	Amber
Available	Green
Achievable	Green

Site Assessment

Suitable (Outcome = Amber)

Issue	Assessment	Comments
Adopted Development Plan Policies	Amber	Primarily outside Development Framework Partially within the Cambridge Greenbelt (96%)
Flood Risk	Amber	Flood zone: Wholly in Flood Zone 1 Surface water flooding: 1% lies in a 1 in 30 year event 4% lies in a 1 in 100 year event 13% lies in a 1 in 1000 year event
Landscape and Townscape	Amber	TPO on-site National Landscape Character Area (NCA) 87: East Anglian Chalk Local Character: The Chalklands The site is generally typical of the local character of a mostly large-scale arable landscape of arable fields, low hedges and few trees, giving it an open, spacious quality. Landscape Character Assessment (2021) Landscape Character Area - 3D: Cam & Granta Tributaries Lowland Farmlands Development upon this site would have a moderate adverse impact to the landscape settlement character.

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Issue	Assessment	Comments
		However, with landscape mitigation measures this impact would be reduced and even enhance the existing village edge. Principles include the following: a wide 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 to be included within the overall layout.
Biodiversity and Geodiversity	Amber	<p>Within Improved Landscaping</p> <p>All residential developments will require consideration of recreational impacts on nearby SSSIs. Boundary habitats including trees and hedgerows may qualify as Habitats of Principal Importance/be of high ecological value and support protected or notable species. Arable habitats likely to be of low ecological value, although may support farmland bird populations. Great crested newt records within 1km and bat roost records in close proximity.</p> <p>Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated.</p>
Open Space / Green Infrastructure	Green	Site is not on protected open space designation. Any impact of the proposed development could be reasonably mitigated or compensated.
Historic Environment	Amber	<p>Within a Conservation Area</p> <p>Development of the site could have a detrimental impact the conservation area but the impact could be reasonably mitigated. The SE sliver of the site is treed and within the conservation area and this should be discounted from development other than for pedestrian access.</p>
Archaeology	Amber	Located on north side of historic village core
Accessibility to Services and Facilities	Amber	<p>Distance to Primary School: Greater than 450m and Less than or Equal to 1,000m</p> <p>Distance to Secondary School: Greater than 2,000m</p> <p>Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m</p>

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



Issue	Assessment	Comments
		<p>Distance to City, District or Rural Centre: Less than or Equal to 720m</p> <p>Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 2,000m</p> <p>Distance to Employment Opportunities: Greater than 1,800m</p> <p>Distance to Public Transport: Less than or Equal to 450m</p> <p>Distance to Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to proposed Rapid Public Transport: Less than or Equal to 1,800m</p> <p>Distance to Cycle Network: Less than or Equal to 800m</p> <p>Adequate accessibility to key local services, transport, and employment opportunities</p> <p>Proposed development would not require delivery of accompanying key services</p>
Site Access	Amber	<p>The proposed site is acceptable in principle subject to detailed design.</p> <p>There are potential access constraints, but these could be overcome through development.</p>
Transport and Roads	Amber	<p>A cumulative assessment will be required. AC61 - the site is located within walking distance of Shelford Station. Sustainable transport is important to deliver this site and the Highway Authority will expect a large sustainable mode share and links to existing schemes such as the Sawston Greenway.</p> <p>Junction capacity assessments will be required, especially along the A1301, A1307 and at the Babraham Road/Hinton Way/Cherry Hinton Road roundabout.</p> <p>Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.</p>
Noise, Vibration, Odour and Light Pollution	Amber	<p>The site is capable of being developed to provide healthy internal and external environments in regard to noise / vibration/ odour/ Light Pollution after careful site layout, design and mitigation.</p>
Air Quality	Green	<p>Site does not lie within an AQMA. Minimal traffic impact on AQMA.</p>

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GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



Issue	Assessment	Comments
Contamination and Ground Stability	Amber	Potential for historic contamination, conditions required.

Further constraints

Issue	Assessment	Comments
Constraints to development	-	Agricultural Land Classification: 57% Grade 2; 43% Urban
Strategic Highways Impact	Red	Within Highways England Zone 8 - M11 North No capacity for growth. Sites would need to ensure no net increase in vehicles trips on the Strategic Road Network.
Employment	-	
Green Belt – Assessment of Harm of Green Belt Release	-	Parcel ID: GS9 Moderate High

Available (Outcome = Green)

Question	Response
Is the site controlled by a developer or landowner who has expressed an intention to develop?	The site was submitted by the landowner and/or site promoter who has confirmed that the site is available for development in the timescales indicated.
Are there known legal or ownership impediments to development?	No
Is there planning permission to develop the site?	No relevant recent planning history
When will the site be available for development?	0-5 Years

Achievable (Outcome = Green)

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GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



Question	Response
Is there a reasonable prospect that the site will be developed?	The land has been promoted by the landowner and or developer and is known to be available for development. The site has a low existing use value and mixed-use development is likely to be economically viable at an appropriate density.

Development Potential

Capacity and Delivery	Response
Estimated dwellings per hectare	0
Estimated dwelling units	0
Estimated employment space (m ²)	-
Estimated start date	0-5 Years
Estimated annual build-out rate (pa)	40-75
Development completion timescales (years)	0-5 Years

Appendix C – GCLP 2019 Call for Sites Submission (site 40128)

Strategic Housing and Economic Land Availability Assessment

Call for Sites and Broad Locations

Response Form 2019



Guidance

Cambridge City Council and South Cambridgeshire District Council are starting work on a new joint Greater Cambridge Local Plan to provide a sustainable vision for the future of the area. This includes planning for new housing and economic development to meet our needs and protect and enhance our environment. An early step in the plan preparation process is to gather information on what land is available and suitable for development. As part of this work we are seeking your input through this 'call for sites' consultation.

This response form may be used to put forward potential sites and broad locations for housing or economic development across the Greater Cambridge Local Plan area which is made up of the administrative districts of Cambridge and South Cambridgeshire. An understanding of land availability for development across Greater Cambridge will ensure that the new Local Plan allocates enough land in appropriate locations to meet identified needs. A Strategic Housing Land Availability Assessment (SHELAA) will be prepared to help the Councils choose the right sites from a large number of potential alternatives having assessed their suitability, availability and achievability.

Please complete a separate form for each site being submitted for consideration. For sites to be considered all of the form must be completed.

Housing development includes market housing for sale, affordable housing (including entry level exception sites), housing for rent, student housing, housing for people with disabilities, housing for people receiving care, service family housing, sites for travellers and travelling showpeople, and sites for people wishing to commission or build their own homes. It does NOT however include sites intended for the provision of rural exception site housing.

Economic development includes development for B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses. It does NOT include retail, hotels, leisure or recreation development.

Only submit sites and broad locations that are capable of delivering 6 or more dwellings or economic development on sites of 0.25 hectares (or 600 square metres of floor space) and above.

If you need assistance completing the form contact the Planning Policy Team at Planningpolicy@scambs.gov.uk or Planningpolicy@cambridge.gov.uk or call us on 01954 713183.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 25 MARCH 2019

Wherever possible the Call for Sites form should be completed online at: <http://cambridge.jti-consult.net/localplan/>

If you do not have access to the Internet, you can submit forms by:

Email: (using the above email addresses) mailto:northeast@cambridge.gov.uk, or by **post** to:

South Cambridgeshire District Council
Call for Sites Consultation,
Planning Policy Team,
South Cambridgeshire District Council,
Cambourne Business Park, Cambourne,
Cambridge, CB23 6EA

Cambridge City Council
Call for Sites Consultation,
Planning Policy Team,
Planning Services,
Cambridge City Council PO Box 700,
Cambridge, CB1 0JH

For more information about the call for sites see our webpages at: www.scambs.gov.uk/localplansites and www.cambridge.gov.uk/localplansites

Data Protection

We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-online-privacy-notice and <http://www.cambridge.gov.uk/planning-policy-consultations-and-notifications-privacy-notice>. Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the SHELAA and the Greater Cambridge Local Plan. Please note that all responses will be available for public inspection, cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Councils are not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the SHELAA and the Greater Cambridge Local Plan?

Please tick: Yes No

Disclaimer

The assessment of potential housing and employment sites through the Strategic Housing and Economic Land Availability Assessment process and the identification of sites with the potential for development does not indicate that planning permission will be granted for development, or that the site(s) will be allocated for development in the Greater Cambridge Local Plan (GCLP). The SHELAA will be an important evidence source to inform future plan making but it will be for the GCLP to determine which sites are most suitable to meet identified needs.

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



For office use only

Response number:

Date received:

A - Contact Details

Name:	Agent's name:	Simon DIXON SMITH
Name of organisation: (if applicable)	Name of Agent's organisation: (if applicable)	Land Partners LLP
Address:	Agent's Address:	The Old Stables Lyons Hall Business Park Lyons Hall Road Braintree Essex
Postcode:	Postcode:	CM7 9SH
Email:	Email:	simon@landpartners.co.uk
Tel:	Tel:	01376 328297

Signature:	Simon Dixon Smith	Date:	25/3/19
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If you are submitting the form electronically, no signature is required.

B - Your status

Status (please tick all that apply):	
<input type="checkbox"/> Landowner	<input type="checkbox"/> Developer
<input checked="" type="checkbox"/> Land Agent	<input type="checkbox"/> Registered Provider (Housing Association)
<input type="checkbox"/> Planning Consultant	<input type="checkbox"/> Other, please indicate:

C - Land Ownership

If you are not the landowner, please provide the details of all landowners:
(If there are more than two landowners please provide the contact details of the additional landowners on a separate sheet)

LANDOWNER 1:		
Title:	First Name:	Last Name:
Mrs	Gillian	Cole
Organisation (if applicable):		
Address: 108a Pen-Y-Lan Road, Cardiff, South Glamorgan		

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



Postcode: CF23 6HY	Telephone Number: <input type="text"/>
Email: <input type="text"/>	
LANDOWNER 2:	
Title: <input type="text"/>	First Name: <input type="text"/> Last Name: <input type="text"/>
Organisation (if applicable): <input type="text"/>	
Address: <input type="text"/>	
Postcode: <input type="text"/>	Telephone Number: <input type="text"/>
Email: <input type="text"/>	

If you are not the landowner, please confirm the landowner(s) has been informed of this submission:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the landowner(s) support the submission? If yes, please provide evidence of their support e.g. a letter.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know
Are there any issues that would prevent officers of the Council undertaking a site visit unaccompanied? A site visit may be required to enable a full assessment of the site. Site visits will be conducted unaccompanied wherever possible.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If necessary, please provide details of the person to be contacted to arrange access to the site or for an accompanied site visit:	
Title: Mr First Name: Simon Last Name: Dixon Smith	
Organisation (if applicable): Land Partners LLP	
Address: The Old Stables, Lyons Hall Business Park, Lyons Hall Road, Braintree, Essex	
Postcode: CM7 8SH	Telephone Number: 01378 323297
Email: simon@landpartners.co.uk	

D - Site details

SITE DETAILS
Site location, address and post code: Grange Field, Church Street, Great Shelford, CB22 5AT
Site Area: 2.87 in hectares
Site Map: Provide a location map clearly showing site boundaries and land ownership. The site to be edged in red and include all land necessary for the proposed development. Any other land in the same ownership close to or adjoining the site to be edged in blue. WITHOUT A MAP WE WILL NOT BE ABLE TO CONSIDER THE SITE

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



E - Current and recent land uses

CURRENT AND MOST RECENT USE	
What is the current use of the site?	Horse Grazing
If the site is developed but not currently in use, what was the last use of the site and when did it cease?	N/A
Please provide details of any relevant historic planning applications including application number if known	3/0574/88/F Change of Use to extension of recreation ground, Granted 4/8/88. No other relevant applications in the last 50 years.
Is the site previously developed land, greenfield or a mixture?	Greenfield

F - Proposed future uses

Description of your proposed development:	<p>The land is in a central village location and suitable for a variety of housing uses including market housing, affordable housing or housing for people with disabilities or receiving care.</p> <p>Any scheme would also offer the potential to offer land for recreation and open space as an extension to the adjoining Recreation Ground.</p> <p>Site capacity c.40 dwellings.</p>
Please indicate which of these uses you consider suitable for the future use of the site or broad location:	
Use	Yes or No

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



Market and affordable housing	Yes
Key worker housing	Yes
Older persons housing	Yes
Residential care home	Yes
Student accommodation	No
Custom or self build housing	Yes
Other forms of housing (please specify)	Disabled or sheltered housing
Gypsy and traveller pitch	No
Travelling showpeople pitch	No
Employment (B1) office	No
Employment (B1b) research and development	No
Employment (B1c) light industrial	No
Employment (B2) general industrial	No
Employment (B8) storage and distribution	No
Employment (other)	No
What accompanying uses are you proposing:	
Schools and education	No
Public open space	Yes
Community facilities	No
Recreation and leisure	Yes
Healthcare	No
Hotel	No
Retail	No
Other	No
Please describe any benefits to the local area that the development could provide:	Part of the site would be dedicated to the Parish Council for an extension to the adjoining recreation ground. The site is sustainable as it is very close to the commercial centre of the village (Woodlands Lane) and to the railway station.
Please provide and explain your estimate of the potential number of residential units of all types and / or potential employment floor space in square meters that can be accommodated:	Based on development of around 1.3ha on the northern half of the site with around 1.2ha to be dedicated as recreation area. The exact balance of uses is to be agreed.

G - Suitability – site features and constraints

Site features and constraints

Are you aware of any physical or environmental or other limitations which may constrain development of the site? If so, describe the extent of the constraint and whether it can be addressed or mitigated to enable the site to be suitable for development:	Proposed mitigation (please attach any available evidence such as studies or surveys)
<p>Site access Is there a current means of vehicular access to the site from the public highway and does this access need to be improved or an additional access created to enable development?</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: Access is shared with the adjoining Peabrook development with rights to improve the vehicular access to the field.</p> <p>(Indicate the location of the access on the site map)</p>	
<p>Physical constraints Are there any slopes, significant changes in ground levels or unstable ground on the site which could constrain its development in whole or part?</p> <p>Yes: <input type="checkbox"/> (please give details) No: <input checked="" type="checkbox"/></p> <p>Details: [Redacted]</p>	

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



<p>Environmental constraints Is the site affected by flood risk, drainage, contamination, biodiversity, heritage or other constraint or risk which could constrain its development in whole or part?</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: Around 20m of the frontage to the River Cam, on the southern boundary, is within Flood Risk Zone 2 or 3. The land falls within the Great Shelford Conservation Area. The strip of woodland along the eastern boundary, together with certain individual trees within the site, are protected by TPOs. The land is currently within the Green Belt.</p>	<p>Flood Risk plan attached. Development would not extend into this area. Any scheme proposed would be designed to protect heritage assets and enhance the general setting.</p>
<p>Infrastructure Does the site have access to key utilities? Will provision need to be made or capacity created or reinforced to enable development? (mains water supply, mains sewerage, electricity supply, gas supply, broadband internet).</p> <p>Is the site crossed or adjacent to a key utility such as a pipeline or by pylons? (Indicate the location of the constraint on a map).</p> <p>Yes: <input checked="" type="checkbox"/> (please give details) No: <input type="checkbox"/></p> <p>Details: Whilst a full survey has not been completed, we assume suitable utilities are readily available in this central village location.</p>	

H - Availability

<p>When could the site become available for development?</p>	<p>Available now <input checked="" type="checkbox"/></p>	<p>Next 5 years <input type="checkbox"/></p>	<p>Next 6-10 years <input type="checkbox"/></p>	<p>10+ years <input type="checkbox"/></p>
<p>Please give your reasons:</p>	<p>The site is undeveloped and subject to a short term, terminable, grazing licence.</p>			
<p>Please choose the most appropriate category to indicate what level of market interest there is / has recently been on the site:</p>	<p><input type="checkbox"/> Site owned by a developer <input type="checkbox"/> Site is being marketed <input type="checkbox"/> Site is under option by a developer <input checked="" type="checkbox"/> Enquiries received <input type="checkbox"/> None <input type="checkbox"/> Don't know</p>			

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



In your opinion, what is the market attractiveness of the site at the current time?	The site would form an easily deliverable extension to the village with expansion bounded by the river. The site is highly sustainable due to its very close proximity to the commercial centre of the village and to public transport.
Are there any legal / land ownership constraints on the site that might prohibit or delay development <small>(such as ransom strips, unresolved multiple ownerships, covenants or long tenancies)</small>	No
If the site has been allocated for development in previous Local Plans and remains undeveloped or has a record of unimplemented planning permissions please provide the reasons why.	N/A

I - Deliverability

Please indicate the likely year when the proposed development will begin to deliver completed buildings, and the year when the development is likely to be completed.	Start of delivery: 2021
	Completed development: 2022
To the best of your knowledge, are there abnormal cost factors which could affect delivery of the site? <small>(such as site preparation costs, infrastructure costs, demolition or ground conditions).</small>	Development period in years: 1.5
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
How could any issues be overcome?	N/A

J - Viability

Do you consider that the site is currently viable for its proposed development taking into account any and all current planning policy considerations and known development costs associated with the site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
---	--

K - Supporting evidence

Is there any other factual information regarding the site that we should be aware of?
To follow.

Guidance Notes

A	Contact details	Please include details of the person who should be the main contact regarding the site if we have any queries.
C	Land ownership	If there are multiple owners provide details for them all on attached sheets.
D	Site details	Make sure that we can accurately locate the site and understand its boundaries. Do not assume we have as much local knowledge as you do.
F	Proposed future uses	If you have any evidence or studies to support your use preferences and site capacity estimates please provide a copy as an attachment.
G	Suitability	It would be helpful if you could provide details of proposed mitigations to overcome identified constraints.
H	Availability	Only select 'available now' if the site is vacant and unused and has no constraints on its development.
I	Deliverability	Please be as realistic as possible when estimating when development can start and be completed.
J	Viability	If you have any evidence or studies regarding the viability of the site please provide a copy as an attachment.

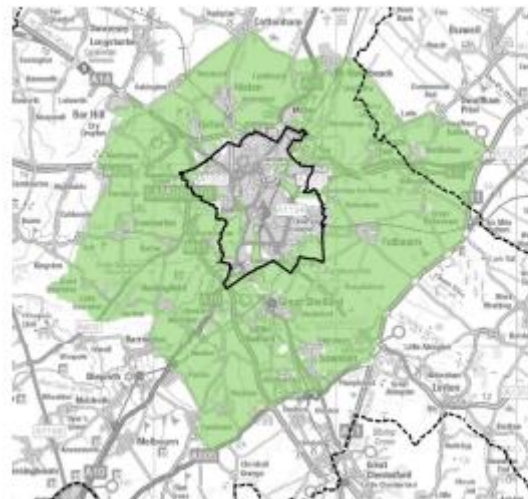
Appendix D – Green Belt Assessment Document 1

Greater Cambridge Green Belt Assessment Final Report



South Cambridgeshire District Council and Cambridge City Council

Final Report
Prepared by LUC
August 2021



Chapter 4 Summary of Findings

Settlement	Parcel Ref	Release Scenario	Area (ha)	P1 Contribution	P2 Contribution	P3 Contribution	Harm
Great Shelford	GS7	Release of land as an expansion of Great Shelford	12.31	Moderate	Relatively limited	Moderate	High
Great Shelford	GS8	Release of land as an expansion of Great Shelford	72.42	Relatively significant	Moderate	Moderate	Very High
Great Shelford	GS9	Release of land as an expansion of Great Shelford	43.91	Moderate	Relatively limited	Limited/No contribution	Moderate High
Great Shelford	GS10	Release of land as an expansion of Great Shelford	10.1	Relatively limited	Limited/No contribution	Limited/No contribution	Low
Great Shelford	GS11	Release of land as an expansion of Great Shelford	23.63	Moderate	Relatively limited	Moderate	High
Great Shelford	GS12	Release of land as an expansion of Great Shelford	20.06	Relatively significant	Moderate	Relatively significant	Very High
Great Shelford	GS13	Release of land as an expansion of Great Shelford	8.25	Moderate	Relatively limited	Moderate	Moderate High

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Greater Cambridge Green Belt Assessment

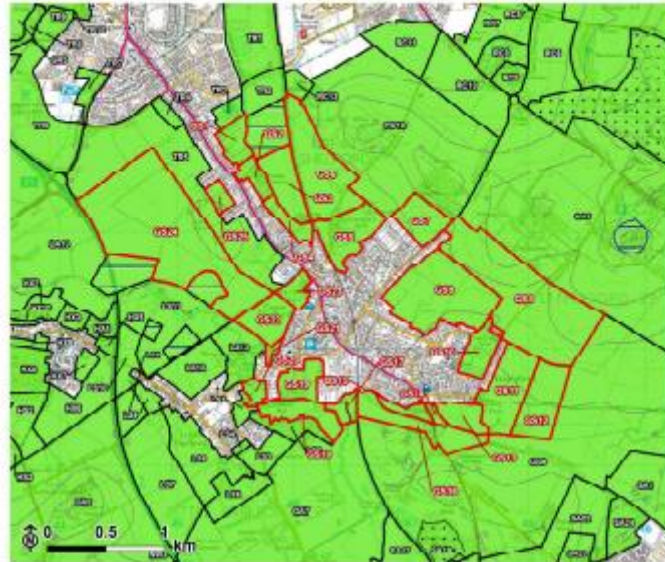
Chapter 4 Summary of Findings

Settlement	Parcel Ref	Release Scenario	Area (ha)	P1 Contribution	P2 Contribution	P3 Contribution	Harm
Great Shelford	GS19	Release of land as an expansion of Great Shelford	10.06	Relatively limited	Relatively limited	Relatively limited	Low
Great Shelford	GS20	Release of land as an expansion of Great Shelford	3.61	Relatively limited	Moderate	Relatively significant	Very High
Great Shelford	GS21	Release of land as an expansion of Great Shelford	1.61	Limited/No contribution	Limited/No contribution	Limited/No contribution	Low
Great Shelford	GS22	Release of land as an expansion of Great Shelford	12.89	Moderate	Relatively limited	Moderate	High
Great Shelford	GS23	Release of land as an expansion of Great Shelford	5.43	Relatively limited	Relatively limited	Relatively limited	Moderate
Great Shelford	GS24	Release of land as an expansion of Cambridge and Great Shelford	94.57	Significant	Moderate	Relatively significant	Very High

Greater Cambridge Green Belt Assessment

Appendix E - Green Belt Assessment Document 2

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



GS-P1

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



GS-P2

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



GS9



GS-P39

GS9

Parcel location and openness

Parcel size: 43.91ha

The parcel is located on the northern edge of Great Shelford, with development along Hinton Way enclosing the parcel to the west. Stapleford Cemetery is located in the south of the parcel. The parcel is comprised of part of an agricultural field.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is subject to a degree of urban containment as residential development within Great Shelford lies to the south and west of the parcel, which results in views being balanced between urban development and open countryside. The garden boundaries at the inset edge create little separation from Great Shelford and the landform and land cover within the parcel do not create any additional distinction from the inset area. Overall, there is moderate distinction between the parcel and the urban area .

GS-P40

GS9

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: Moderate
Land is open and is adjacent to Great Shelford, which is contiguous with Cambridge but which retains some distinction from the main City area. The parcel has some relationship with the urban area but also has a degree of distinction from it. Overall, the parcel makes a moderate contribution to Cambridge Purpose 1.
- Cambridge Purpose 2 - to maintain and enhance the quality of Cambridge's setting:
Contribution: Relatively limited
Land has a moderate distinction from the edge of Great Shelford/Stapleford, meaning it has some relationship with the inset area. However, it is also open and land use is not associated with the inset area, meaning it has some rural character. It does not form or contain any specific features/aspects that contribute to the quality of Cambridge's setting. Overall the parcel makes a relatively limited 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: Limited/No contribution
Land is too closely contained by the settlement of Great Shelford to contribute to its separation from any other Cambridge.

GS-P41

GS9

Impact on contribution of adjacent Green Belt

- Release of land an expansion of Great Shelford:

Rating: Minor-moderate

The release of this land would decrease the landform distinction of land to the northeast from Great Shelford, as development would be occupying the start of the same slope. The release would also increase urbanising visual impacts from this agricultural field, given that the slope would focus views towards new development.

Land to the southeast 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 GS9 makes a moderate contribution to preserving Cambridge's compact character and a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor-moderate. Therefore, the harm resulting from its release, as an expansion of Great Shelford, would be moderate-high.

Moderate High

GS-P42

GS19



GS-P80

GS19

Parcel location and openness

Parcel size: 10.06ha

The parcel is located on the southwest edge of Great Shelford and is comprised of sports pitches in the east and two small paddocks in the west. The River Cam lies to the south of the parcel.

Land is open. There is no development of a scale, character or form that has a significant impact on Green Belt openness.

Distinction between parcel and inset area

The parcel is largely contained by the urban area of Great Shelford, but tree cover in the west reduces some views of the urban area. Despite this tree cover in the west, the garden boundaries to the northeast provide little boundary separation and there is no boundary feature between residential development in Peacocks Close to the northwest and the parcel. Overall, there is weak distinction between the parcel and the urban area.

GS-P81

GS19

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 limited

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. There is weak distinction between the parcel and the urban area, which reduces the extent to which development would be perceived as diminishing Cambridge's compact character. Overall, the parcel makes a relatively limited contribution to Cambridge Purpose 1.

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

Contribution: Relatively limited

Land has a weak distinction from the edge of Great Shelford/Stapleford, meaning it has a strong relationship with the inset area. It also has a use to the east (Great Shelford Recreation and Sports Pavilion) that associates with the inset area and weakens its rural character. However, to the south the land is associated with the River Cam or Granta, a tributary of the River Cam, and therefore allows some appreciation of the topographical framework of the city. The parcel also lies within Great Shelford Conservation Area, for which it contributes to the character and special qualities. It fronts directly on to the historic core of the village along Woollards Lane and Church Street to the north, and as such it allows an appreciation of the rural character and setting of Great Shelford in proximity to some of the more intact and historic parts of the village, which in turn contributes to the wider rural setting of Cambridge. Overall the parcel makes a relatively limited 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: Relatively limited

Land is open and is peripheral to a narrow gap between Great Shelford and Little Shelford, but a large woodland belt acts as a significant separating feature. There is weak distinction between the parcel and the urban area, which reduces the extent to which development would be perceived as narrowing the gap. Overall, the parcel makes a relatively

GS-P82

GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



GS19

limited contribution to Cambridge Purpose 3.

GS-P83

GS19

Impact on contribution of adjacent Green Belt

- Release of land as an expansion of Great Shelford:

Rating: Negligible

Dense tree cover and the River Cam to the south would prevent any impacts on adjacent Green Belt in the event of a release.

Overall harm of Green Belt release

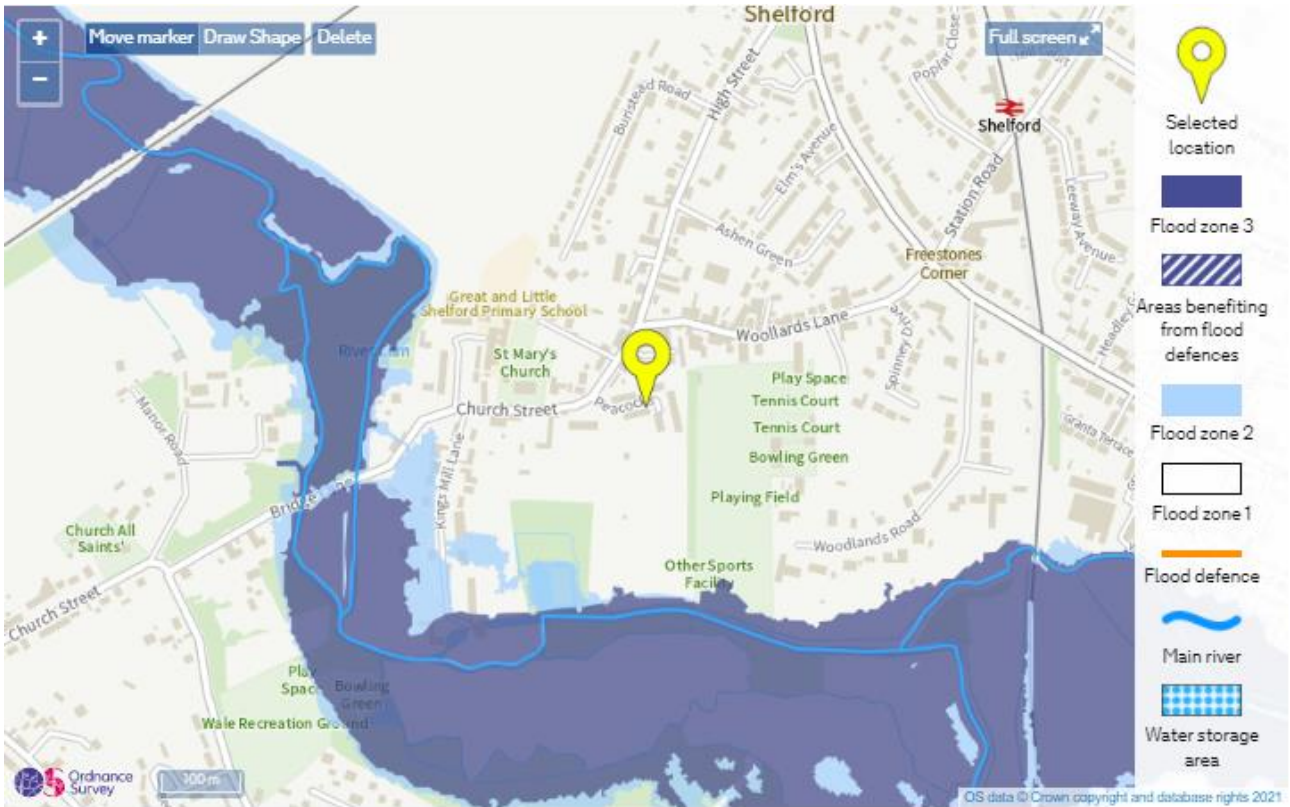
- Parcel GS19 makes a relatively limited contribution to preserving Cambridge's compact character, a relatively limited contribution to maintaining and enhancing the quality of Cambridge's setting, and a relatively limited contribution to preventing communities in the environs of Cambridge from merging with each other. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be negligible. Therefore, the harm resulting from its release, as an expansion of Great Shelford would be low.

Low

GS-P84

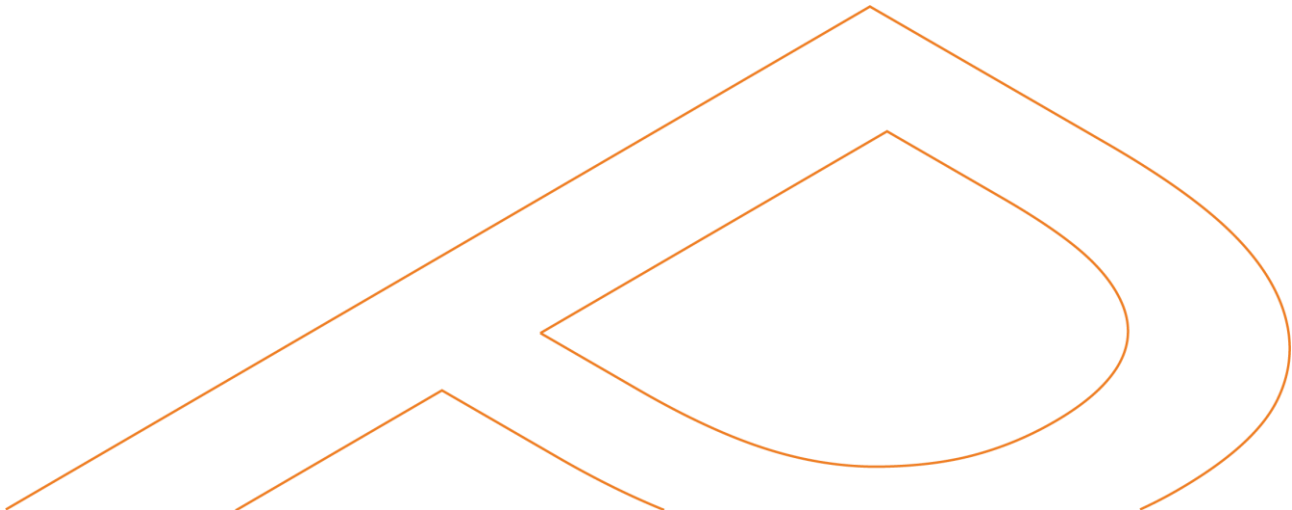
Appendix F – Environment Agency Flood Map

Source – <https://flood-map-for-planning.service.gov.uk/>



GCLP Site Supporting Information Statement

Grange Field, Gt. Shelford, CB22 5AT, Council ref. 40128.



parker planning services

Thanks for your valued business.

