

12th February 2025

OBJECTION TO LOCAL PLAN ASSESSMENT OF GRANGE FIELD, CHURCH ST, GREAT GREAT SHELFORD CB22 5AT

(COUNCIL REFERENCE 40128)

Prepared by Property Link, Land and Planning consultants



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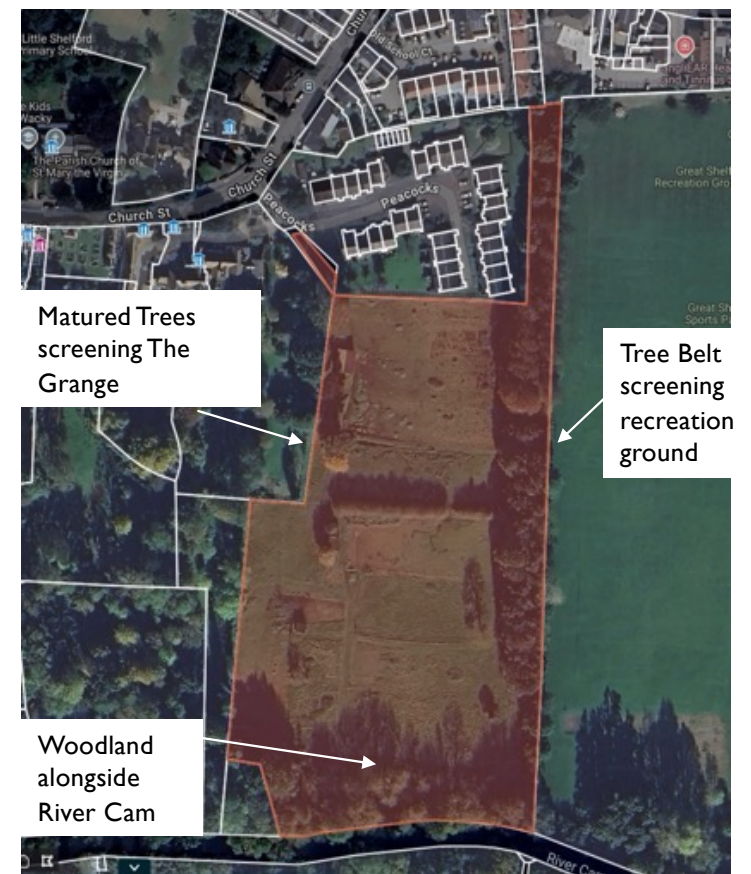
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THE SITE DESCRIPTION AND LOCATION (GRANGE FIELD TITLE NO: - CB413591)

The site is located at the base of the River Cam Valley on the Southern edge of Great Shelford. Great Shelford is identified as a “*rural center*” and one of “*the largest villages of the district*” (South Cambs Local plan 2018)

The site is accessed from Church St and covers an area of 7.191 acres, it is in a conservation area, and the topography is relatively flat sloping down to the River Cam. Grange Field is flanked on the east by Great Shelford’s recreation Ground, separated by a tree belt beyond the recreation ground is a residential area. There are houses to the north and east of the site and to the northwest, is The Grange, a Grade 2 listed building screened from Grange Field by mature trees. The area immediately surrounding Grange Field is predominantly built development with the River Cam and woodland separating it from the wider more rural area in the south.



OWNERSHIP AND CURRENT USE OF GRANGE FIELD

- The site is privately owned by three local families who have lived in the area for three generations or more and who have a strong connection with the village and The Grange (Grade 2 Listed Building), the land consists of poor grazing land and currently has 4 horses on the land.
- Local residents walk their dogs along the private path on the Eastern Tree Belt, which separates the GS Recreation Ground from Grange Field and provides connectivity to the village, River Cam and the recreation ground



Poor Grazing Land



Tree Belt Walk Separating
Recreation Ground



Tree Belt Showing Private
Ownership

HISTORY OF SITE PROMOTION

- The site has been actively promoted by the family since the South Cambridgeshire Local Plan Proposed Submission/Call for sites in October 2013
- October 2013 – Consultation Submission by Mathew Macan
- Feb 2020 Fig 4 – Context Plan – showing position of playing fields and the listed buildings The Grange and Red House
- March 2020 Landscape Statement – A comprehensive statement which Concludes low impact and medium/low sensitivity to residential development without significant character change or adverse effects (see report P14 – 16 and sensitivity assessment P10 – 12 and P15 opportunities and constraints. Full report see attached Appendix 1).
- March 2020 – Green Belt Planning Appraisal ADAS Land (independent consultants) this report concluded that the site is not appropriate Green Belt designation and should be released from the existing Green Belt allocation from South Cambridgeshire.



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HISTORY OF SITE PROMOTION

- August 2021 - Green Belt Assessment Final report LUC commissioned by South Cambridgeshire DC and Cambridge City Council – recommending Grange Field GS19 for removal from Green Belt.
- November 2021 – Greater Cambridge Local Plan – The 1st Proposals Form, submitting the site for residential housing to include, market an affordable, 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.
- December 2021 Site Supporting Information – Concludes access is suitable for proposed development and site is deliverable.
- March 11th – April 30th 2024 – Regulation 14 Consultation, Consultee Ref: K10 LGS 2 (Grange Field) removed as a proposed Local Green Space.
- 2024 Regulation 14 - REMOVED FROM GREEN BELT (as Local green space)



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AIM OF THIS OBJECTION

To **Object** to the Neighborhood Plan's assertion that the site should be rejected for development on the grounds that the S&GS LCA 2019 identifies the land to be a visually important area of open land at the historic center of the village, deeming it **Important or Very Important**. The Neighborhood Plan states that "*The field provides a tranquil setting for the Grange (a listed building)*". This objection document also seeks to promote the site for development and demonstrates how it's delivery for development can actually support the aspirations of the Neighborhood Plan's key vision for the area.

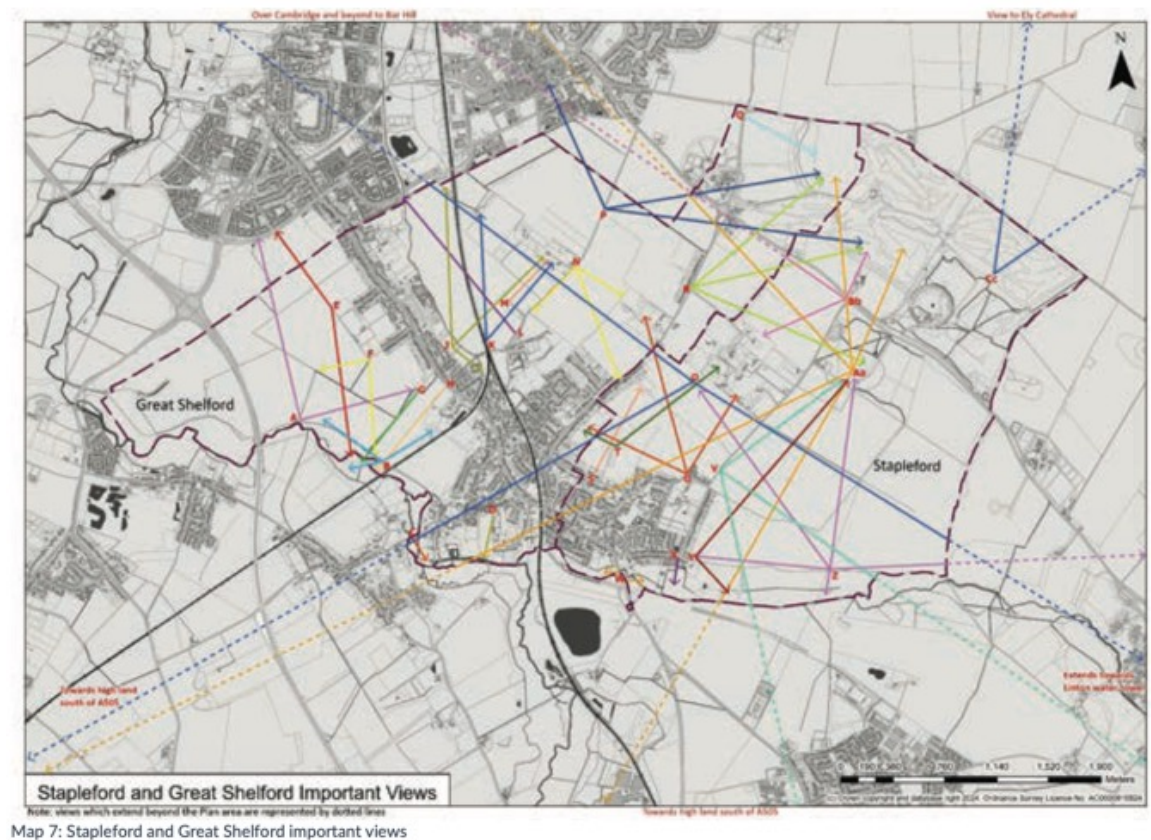


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AIM OF THIS OBJECTION

DELIVERY OF NEIGHBORHOOD PLAN'S ASPIRATIONS

- (a) Visual Impact and Views - Map 7 of S&GS NP "Important views" - this map shows **no views of Grange Field**, the nearest views are Aa, which shows a potential view of the adjacent Recreational Ground and view D, which is at some distance to the north and northwest of the site. The Neighborhood Plan Appendix 6 Community Consultation May 2023 page 21, para 4.3 states that all the views on Map 7 are **important or very important**, clearly as Grange Field is not on any of the lines of view, the assertion in relation to this point should be removed.



AIM OF THIS OBJECTION

DELIVERY OF NEIGHBORHOOD PLAN'S ASPIRATIONS CONTINUED

The photos show the tree belt to the east shielding the recreational ground, the mature trees to the northwest and west shielding Grange House (listed Building) and the woodland along the river to the south, the only views into the site would be from the development of 27 retirement bungalows and houses built in 1984 at Peacocks where the existing hedging and further landscaping can mitigate any potential impact on these properties and can also eliminate any perceived views of the Grange, the only Heritage Asset near Grange Field.



View to the East recreation ground



View towards the Grange - West, Northwest



View to the hedge bisecting the field - South

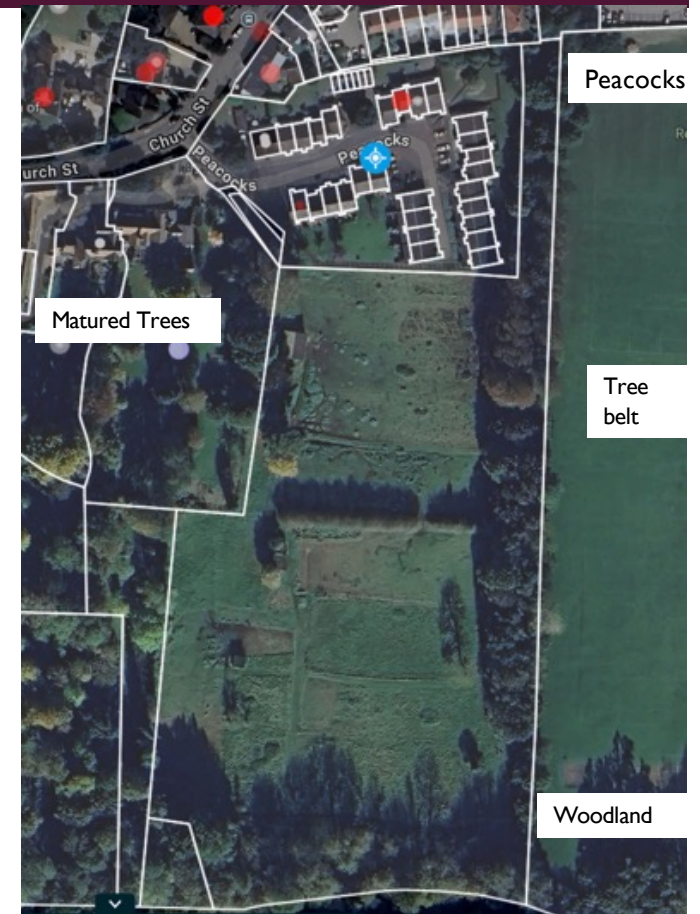


View South Woodland along River Cam

AIM OF THIS OBJECTION

DELIVERY OF NEIGHBORHOOD PLAN'S ASPIRATIONS CONTINUED

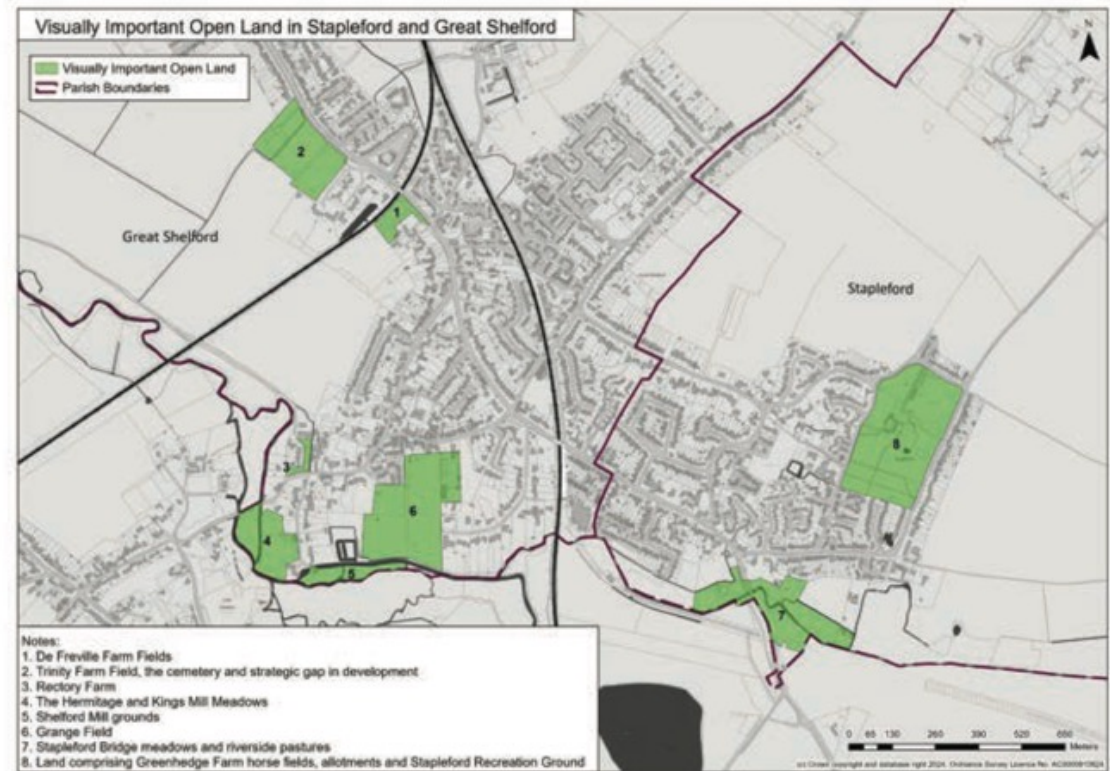
- (b) Local Green Space - As Grange Field has been removed from the proposed Local Green Space allocation on the grounds that it is not publicly accessible and visual enjoyment is hindered by hedge grows along the boundary. It is reasonable to assume that the NP concerns have now been addressed regarding the impact on the setting of the Grange (a Grade 2 building) and on the issue of the land being visually open land adjacent to this and the recreation field. The boundaries on all sides are heavily screened by a tree belt and hedging to the east, mature trees and hedging to the north and west and well wooded riverbanks to the south, so the perceived open land is barely visible from any views of adjoining land and can therefore not affect the enjoyment, character or heritage of Great Shelford (the photos demonstrate this). It should be noted that as the Neighborhood Plan has been developed over a number of years, there is some conflict and inaccuracy in some of the dialogue.



AIM OF THIS OBJECTION

DELIVERY OF NEIGHBORHOOD PLAN'S ASPIRATIONS CONTINUED

It is clear that the Neighborhood plan represents a huge body of work which has evolved over a number of years and matters have changed during that period as can be seen from Page 87 where the Great Shelford Recreation ground has been shown on Plan 6 (Attached) “Visually Important Open Land” as Grange Field Item 6, so the local response of 78% respondents rating Grange Field as either ‘very important or important’ should be discounted as it is clearly based upon a plan which has been superseded.



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MEETING THE ASPIRATIONS AND OBJECTIVES OF THE NEIGHBORHOOD PLAN AND POLICY COMPLIANCE

Grange Field is privately owned by local families who have had a connection with Great Shalford for more than 3 generations and as such they are prepared to deliver some of the aspirations of the

- (a) Tree Belt Walk – this path is well trodden by local residents, it is not a Public PROW (signage is displayed to confirm this), however the landowners are prepared to negotiate as part of the agreement to develop the field to make this a PROW providing Connectivity between the heart of the historic village to River Cam, and recreation ground. - ***Policy NH/2 Protecting and Enhancing Landscape Character (South Cambridge local Plan 2018) NPPF 2023 PARA 57***
- (b) Woodland Belt River Cam,- This is privately owned land, which forms part of the land holding for Grange Field, the landowners are prepared to negotiate this as an Informal Open Space as part of an agreement to develop the field, the NP aspires for this on MAP 7, as a countryside enhancement. Page 108 LP shows a shortfall of Informal open space of 0.73 HA some of which can be delivered on this site - ***Policy NH/2 Protecting (South Cambridge local Plan 2018)and Enhancing Landscape Character (South Cambridge local Plan 2018) Parish Council's Neighborhood Plan Policy S&GS 17, 21.***
- (c) Children Play Space LEAP – the landowners are prepared to set aside land for this purpose as part of the negotiations to develop the land – P108 shows that there is a shortage of play space by 4.34HA some of this can be delivered. ***Parish Council's Neighborhood Plan Policy S&GS 17, 21,***



MEETING THE ASPIRATIONS AND OBJECTIVES OF THE NEIGHBORHOOD PLAN AND POLICY COMPLIANCE

- d) WildFlower Meadow – the landowners are prepared to negotiate an area of land for wildflower planting. - ***Providing biodiversity Policy NH/4 Biodiversity & PN/H 11 Protected Village Amenity Area (Character (South Cambridge local Plan 2018) Parish Council's Neighborhood Plan Policy S&GS 17, 21.***
- e) Landscaping – a landscape assessment has been submitted to the Parish Council by the landowners in 2007, however in addition to maintaining and protecting the existing landscaping further landscaping will be undertaken to mitigate any perceived impact, as part of any future development – ***Policy NH/2 NH/8 Mitigating the Impact of Development in and adjoining Green Belt Character (South Cambridge local Plan 2018) Parish Council's Neighborhood Plan Policy S&GS 12, 21.***
- f) Required Development – The Neighborhood Plan voices concerns about accommodation for the ageing population, which is considered will rise substantially during the next plan period. The lack of suitable accommodation, at affordable prices, with special care facilities for single person household, coupled with the locally high price of property, prevents older people from downsizing and releasing the larger houses for families.

MEETING THE ASPIRATIONS AND OBJECTIVES OF THE NEIGHBORHOOD PLAN AND POLICY COMPLIANCE

There is interest in the from a Healthcare provider offering comprehensive home care services, tailored for those requiring complex care and older people. This type of care is deeply embedded in enhancing accessibility and community integration, offering tailored support that empowers residents to live an independent and fulfilling life. Residents could initially live in smaller tailored affordable accommodation designed for older people, staircasing into special care when required. This would allow older people in single occupancy to downsize and people in need of special care who are bed blocking to release hospital beds. This tranquil oasis would be an asset to the historic village of Great Shelford and help to meet the Parish Council's aspirations and goals. The site is in a sustainable location in the center of the village and it is perfectly located to the development of retirement housing at Peacocks located on the northern boundary of the site. The Housing Needs Survey for Stapleford and Great Shalford states that between 2020 - 2040 there will be a shortfall of 1,613 older persons needing specialist care and 130-174 adapted units. The report concludes that the potential number of households falling into potential need for specialist accommodation over the plan period is calculated to be 174. Policy S&GS4 Meeting the needs of older population. Alternatively, the Housing Needs Survey for Stapleford and Great Shelford, highlights a shortage of smaller affordable homes to rent and buy for 1st time buyers and younger families. In March 2023 there was an unmet need for 17.4 social/affordable rent each year which would increase over the plan period 2023-2043 to 348. AEOM estimates a need for 15 affordable home ownership dwellings per year ,300.2 over the plan period with a split of 70% Affordable rent to 30% home ownership. The ratio of 1st homes to discount homes is 25% - 40% with 5% shared ownership. The S & GS HNS urges affordable homes as a priority and options for delivery crucial. The local unmet need is such that local people and people with a local connection should be prioritized Policy S&SG 2 and the mix of houses should reflect the unmet need Policy H/9 Housing Mix (South Cams LP 2018)

Policy S/6 & S/SH - meeting sub-regions increase need for housing + Green Belt assessment 2021. Appendix D and E of Green Belt Assessment identify that Grange Field is within a parcel of land with relatively limited contribution to preserving Cambridge's compact character. Concluding that the harm resulting from it's release for development as an expansion of Great Shelford is LOW



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CONSERVATION AREA AND GREEN BELT

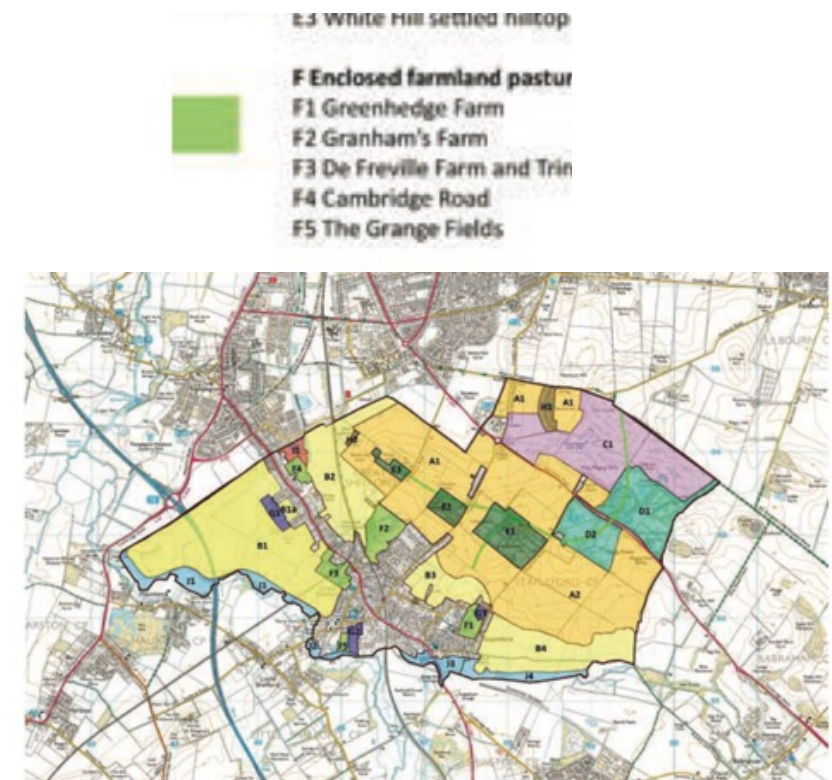
The site is designated to be within a conservation area, a conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

It also lies with the Parish Boundary.

Whilst Grange Field is close to Church St, which is defined as being part of the historic core of the village, it is accessed and separated from Church St by Peacocks. As demonstrated above it is shielded by mature trees from The Grange (Grade 2 listed building) and further landscape mitigation is proposed. The Conservation and Design Planning Services South Cams DC 2007 states 5.3 that “The Green Belt Landscape Character Area and **openness** and high quality of the land surrounding the conservation area and village mean that development has been deemed inappropriate beyond the identified village framework” This document demonstrates that the site is fully screened on all sides by the **tree** Belt, mature trees hedges and woodland, it is NOT Open Land, this is further evidenced by the S&SG NP which shows the land as being Enclosed Farm Land NP Map 5 Land Character Areas Ref: F5 the land is poor grazing land not high quality land.

Policy S/8 of South Cambridgeshire Local Plan states that:-

“Development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, as defined on the Policies Map, provided that adequate services, facilities and infrastructure are available made available as a result of the development.” – This site is fully sustainable.



Map 5 Land Character areas

CONSERVATION AREA AND GREEN BELT POLICY

The design of any proposed development will be designed to respect and reflect the character of the local vernacular with sympathetic landscaping, enhancement and maintenance of existing Tree Belt, woodland and mature trees and hedges. The site seeks to provide connectivity to local residents between the heart of the village and the River Cam, create a new wildlife meadow and children's play space, delivering on the vision of local residents.

NPPF – 'Golden Rules' and paragraphs 155, 156 & 157 are applicable where Green Belt land is released for development. The site is compliant with NPPF 155, 156, 157, as outlined above, together with the Golden Rules, which states in 158 that development which complies should be given significant weight in favor of the grant of permission. 159 states that improvements should contribute positively to the landscape. The proposed PROW through the Tree Belt, the Wildflower Meadow and public accessibility to woodland along the River Cam, all supporting nature, biodiversity and connectivity, deliver this requirement.

Listed Building - The Grange (Grade 2) NPPF paragraph 215 & 216 – the NPPF states that where a proposal will lead to less than substantial harm it should be weighed against the public benefits and weighing up the application a balanced judgement having regard to the scale of harm should be considered.

Isolated Sites – NPPF 2021 para 80 – Grange Field is not isolated but well connected to residential developments and village amenities.

HELAA 2021 APPENDIX B states the impact could be reasonably mitigated. It also demonstrates site suitability due to low impact, see the checklist below.

HELAA (2021) Site 'Suitability checklist

CONSTRAINT	Site ref. 40128 (LPA's 2021 HELAA RAG assessment unless indicated *)	GCLP ref. S/RSC/HW (LPA's 2021 HELAA RAG assessment unless indicated *)
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
Site Access	Green*	Amber
Transport and	Amber	Amber

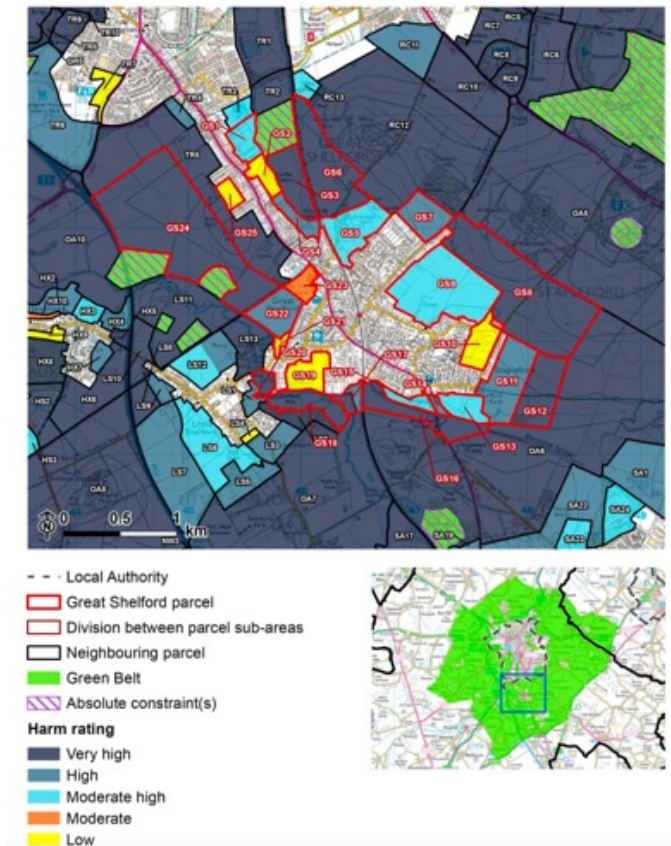
Roads		
Noise, Vibration, Odour and Light Pollution	Green	Amber
Air Quality	Green	Green
Contamination and Ground Stability	Amber	Amber
Agricultural Land Classification	100% urban = Green*	57% Grade 2 (very good quality) = Amber*
Strategic Highways Network	Red	Red
Green Belt - Assessment of Harm of Green Belt Release	Low harm = Green*	Moderate High = Red*

CONCLUSION

Having reviewed the Stapleford and Great Shelford Neighborhood Plan, which has evolved over a significant period, and reviewed both their policy, that of Cambridgeshire District Council's, and the NPPF, it is felt that :-

- Open Land at the historic heart of the village - Grange Field no longer contributes to the visual importance and character of the area of open land in the historic center of the village. *It is shown in the NP as being Enclosed Farm Land NP Map 5 which contradicts the assessment of open land.* It was recommended for removal from the Greater Cambridge Green Belt Assessment Final Report August 2021 due to it's relatively limited contribution, it was determined as having a **LOW HARM** result on the Green Belt.
- Important setting for The Grange Listed Building – The NP acknowledges that it is screened by mature trees and that landscape mitigation would screen any perceived impact
- Important buffer to habitats alongside the River Cam, the *proposed development will improve and enhance this as the proposal is to make the woodland informal open space and create a wildflower meadow.*

Great Shelford



CONCLUSION CONTINUED

NP voices concerns over safeguarding encroachment into the countryside and preserving the setting and special character of the historic village of Great Shelford. Grange Field overcomes most of these concerns:-

- It delivers housing to reduce pressure on further release of Green Belt land.
- The site offers the opportunity for well-designed development, which does not impinge upon the historic character of the conservation area, being well away from principal road frontages and preserving the historic character of Great Shelford.
- Residential development will not conflict with preserving the setting and special character of the village and is in accordance with natural growth of this rural centre.

S&GS Neighbourhood Plan assessment of visually important open space (VIOL) states that 78% of respondents rated Grange Field as either 'Important' or 'Very Important' - on P 6 Ref 6 (see plan above P10), the Recreation Ground is referenced as Grange Field, so the response can't be relied upon as it could relate to the Recreation Field.

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	94.97	Significant	Moderate	Relatively significant	Very High

Grange Field

EXTRACT FROM GREEN BELT ASSESSMENT BY LUC AUGUST 2021

CONCLUSION CONTINUED

- Proposed Delivery of Community Benefits – *the site delivers significant local benefits to the village:-*
 - a) Affordable specialist accommodation and health care for the elderly or
 - b) Affordable Homes to Rent or Buy in a mix and tenure to fulfil the unmet need.
 - c) Proposed PROW along the Tree Belt path, providing assess-ability and connectivity between the heart of the historic village and River Cam.
 - d) Proposed Informal Open Space on the woodland adjacent to River Cam
 - e) Proposed Wildflower Meadow
 - f) Proposed Children's play space LEAP

**GRANGE FIELD IS AVAILABLE, DELIVERABLE, SUSTAINABLE AND VIABLE
MEETING THE ASPIRATIONS OF THE LOCAL COMMUNITY**

