

Your ref: Local Plan Issues and Options 2020
Our ref:
DD: [REDACTED]
E: [REDACTED]
Date: 24/02/2020

Planning Policy, Strategy and Economy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sir/Madam

**GREATER CAMBRIDGE LOCAL PLAN ISSUES AND OPTIONS 2020 CONSULTATION
LAND TO THE SOUTH OF CHURCH STREET EAST OF HIGH STREET, GILDEN MORDEN**

I write on behalf of EW Pepper Ltd in response to the Greater Cambridge Local Plan Issues and Options 2020 consultation.

In summary, these representations comprise the following documents:

- This covering letter
- Replacement Call for Sites Form
- Proposed Site Plan
- Ecology Report prepared by Applied Ecology
- Flood Risk prepared by M-EC
- Transport Note prepared by M-EC
- Consultation Response Form – Question 2
- Consultation Response Form – Question 29
- Consultation Response Form – Question 32
- Consultation Response Form – Question 40
- Consultation Response Form – Question 41
- Consultation Response Form – Question 47
- Consultation Response Form – Question 49

EW Pepper Ltd own circa 3.8 hectares of arable agricultural land known as 'Land south of Church Street and east of High Street, Guilden Morden' ("the Site"). The Site was submitted to the 2019 Call for Sites for proposed residential development of up to 17 dwellings, alongside a new community village green, play facilities and orchard.

The Site remains available for residential development. However, the Site's capacity has since been reviewed to ensure efficient use of land at an appropriate density as prescribed by the National Planning Policy Framework 2019. The enclosed Concept Masterplan shows how up to 40 dwellings can be sensitively accommodated on the Site, along with the provision of a new community village green/meadow, play facilities and orchard. The Concept Plan has also been updated to reflect comments received from Urban Design Officers on the proposed layout during pre-application discussions held with officers in 2018.

A replacement Call for Sites form is enclosed due to the change in the proposed development. I would be grateful if you could update your records accordingly.

Response to Issues and Options Questions

E W Pepper Ltd agree that the new Local Plan will need to plan for a significantly higher number of new homes to support the economic growth potential of the Greater Cambridge area. As part of a hybrid approach to the distribution of new development, the new Local Plan should provide greater flexibility in allowing villages to grow to ensure their future vitality and viability, especially for those villages outside of the Cambridge Green Belt. This is essential in supporting a prosperous rural economy.

This approach accords with Paragraph 78 of the National Planning Policy Framework 2019, which states that:

“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

The current settlement envelopes for villages, such as Guilden Morden, are so tightly drawn around the existing built-form that there is little room for villages to grow and thrive. Greater consideration needs to be given in identifying suitable land within and adjacent the village boundaries to accommodate sustainable growth, especially in non-Green Belt locations. New development which could enhance the sustainability of the community, through the provision of additional footfall and potential for new community facilities, amenities, transport improvements to be delivered alongside housing to provide a betterment to the wider community, would contribute to a sound and sustainable spatial strategy for the new Local Plan.

In addition, Paragraph 68 of the National Planning Policy Framework 2019 recognises the important contribution that small and medium sized sites can make to meeting the housing requirement of an area and are often built-out relatively quickly. The new Local Plan should allocate small/medium sites, which can enhance the vitality of villages.

Residential development on the Site would bring a number of economic, social and environmental benefits:

- A policy compliant level of affordable housing units tailored to meet local housing local needs;
- Provide a biodiversity net gain on site through the creation of new habitats, including wildflower grassland and tree planting, on land which is currently of low ecological value;
- A new public open space in a well-connected and central location within the village;
- New community orchard and village green for the whole village community to enjoy;
- New footpaths to link into and enhance the PROW network and available safe, walking routes within the village; and
- New residents which will help to support the vitality of local infrastructure, including public transport, community public house and primary school.

There are no overriding technical constraints to the delivery of residential development on the Site. The Proposed Site Plan ensures that the setting of the Conservation Area is protected.

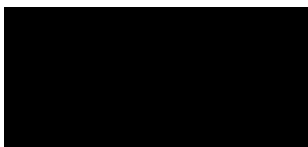
The northern boundary of the Site is currently designated as an Important Countryside Frontage under Policy NH/13 of the South Cambridgeshire Local Plan 2018. However, the Site does not have a strong

countryside character and it is visually enclosed by significant vegetation screening; there are no views out to the countryside side to protect. Furthermore, the Proposed Site Plan shows how a break in the built development could still be retained through providing a new orchard, village green/meadow along the northern boundary. In the interest of allowing villages flexibility to grow, the Councils should review the need for such a restrictive policy, especially when other landscape and countryside policies apply.

I trust that the above and the enclosed documentation is self-explanatory, but should you require any further information, then please contact me at your earliest opportunity.

I look forward to receiving your response to the above information in relation to the Issues and Options Consultation 2020.

Kind regards



Rebecca Smith MRTPI
Principal Planner

Enclosures: See list above