

**LAND TO THE NORTH  
OF MAIN STREET,  
SHUDY CAMPS,  
GREATER CAMBRIDGE  
LOCAL PLAN – ISSUES  
AND OPTIONS  
CONSULTATION 2020**

---

# Quality Assurance

**Site name:** Land to the north of Main Street, Shudy Camps

**Client name:** Mr James Manning

**Type of report:** Consultation Document

**Prepared by:** Curtis McVeigh MPlan (Hons)

**Signed**

**Date** February 2020

**Reviewed by:** Anthony Child BPlan AssocRTPI MPIA AIEMA

**Signed**

**Date** February 2020



## Table of Contents

<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Site Context and Background</b>	<b>2</b>
	Site Description	2
	Shudy Camps	2
	Planning History	2
<b>3.0</b>	<b>Development Proposals</b>	<b>3</b>
	Description of Proposals	3
	Summary of Technical Work	4
	Benefits	4
<b>4.0</b>	<b>General</b>	<b>5</b>
<b>5.0</b>	<b>Themes</b>	<b>6</b>
	Theme 1 – Climate Change	6
	Theme 2 – Biodiversity and Green Spaces	8
	Theme 3 – Wellbeing and Social Inclusion	9
<b>6.0</b>	<b>Homes</b>	<b>10</b>
<b>7.0</b>	<b>Infrastructure</b>	<b>12</b>
<b>8.0</b>	<b>Where to Build?</b>	<b>13</b>
<b>Appendix 1</b>	<b>LOCATION PLAN</b>	

---

## 1.0 Introduction

- 1.1 These representations have been prepared by Bidwells on behalf of Mr James Manning in response to the Greater Cambridge Local Plan Issues and Options 2020 consultation.
- 1.2 These representations follow those previously submitted in respect of land to the north of Main Street, Shudy Camps (hereafter “the site”) to the 2019 Call for Sites consultation and seek to continue to promote the site for residential development through the Issues and Options consultation. A Site Location Plan is included at Appendix 1. Development of the site will comprise the landscape-led delivery of up to 15 dwellings.
- 1.3 The site is being promoted as it is considered that it represents a sustainable location for development which will help to meet the housing needs of Greater Cambridge in the next Local Plan period. The land is considered to be available, achievable and suitable and the development proposal will bring a number of benefits to support the delivery of a sound and sustainable spatial strategy as part of the Local Plan, including:
- Contributing to the Council’s requirement to accommodate at least 10% of their housing requirement on sites no larger than one hectare, in accordance with paragraph 68 of the National Policy Planning Framework (NPPF);
  - Delivery of affordable housing;
  - Delivering formal children’s play space which would be accessible to new and existing residents of the village. There are currently no facilities of this nature available within the village or within walking distance;
  - Encouraging new residents to use sustainable modes of transport to access their daily needs. The site is located approximately 100m from bus stops, providing services to Haverhill; and
  - Enhancing biodiversity levels and tree cover across the site. The site is currently in use as agricultural land and can be considered to be of low ecological value.
- 1.4 These representations are accompanied by the following document and plans:
- Highways Review; and
  - Concept Masterplan.
- 1.5 These representations respond to those questions considered relevant to the site given its location, scale and the type of development being promoted. Therefore, responses are made to the following questions in the Issues and Options consultation document:
- 2; 4; 6; 7; 8; 9; 10; 12; 14; 15; 16; 20; 31; 32; 33; 37; 40; 41; 42; and 47.

## 2.0 Site Context and Background

### Site Description

- 2.1 The Site lies within the administrative boundary of South Cambridgeshire District Council (SCDC) being located north of Main Street in the centre of Shudy Camps. The site has an area of one hectare and is currently in agricultural use.
- 2.2 The site is bound to the north by agricultural land, to the east by New Road with agricultural fields beyond, to the south by Main Street and residential dwellings and to the west by residential development.
- 2.3 Haverhill, with its range of town centre services and facilities, lies approximately 3.5km to the east.
- 2.4 The site does not have an existing vehicular access. A public right of way is located within the western corner of the site, running in a north easterly direction, and is retained as part of these proposals.
- 2.5 The Site is not subject to any environmental designations and is located within Flood Zone 1, as indicated by the Environment Agency's Flood Maps, and therefore has a 0.1% chance (low probability) of flooding.
- 2.6 The Site is not located within a Conservation Area, nor does it contain any Listed Buildings.

### Shudy Camps

- 2.7 Shudy Camps is classified as an infill village in the settlement hierarchy within the adopted Local Plan. Infill Villages are generally amongst the smallest in South Cambridgeshire, an acknowledgement of their size and the range of services and facilities they provide.
- 2.8 Notwithstanding that, Shudy Camps is located within close proximity to Haverhill, which provides a wide range of town centre services and facilities. There are several existing bus services from Shudy Camps which provide regular services to Haverhill. As such, whilst future residents may need to travel outside of the village to meet their daily needs, the bus services and its frequency means that future residents would not be reliant on the private car.

### Planning History

- 2.9 The site has no relevant planning history.

## 3.0 Development Proposals

**Question 2: Please submit any sites for employment and housing you wish to suggest for allocation in the Local Plan.**

3.1 As set out previously, the site was submitted as part of the Call for Sites consultation in 2019.

### Description of Proposals

- 3.2 The proposals involve the landscape design-led residential development of the site. It includes up to 15 residential units, including 40% affordable housing, landscaping, vehicular and pedestrian access, formal and informal open space and the opportunity to deliver formal children's play space.
- 3.3 The Concept Masterplan provides an indicative layout for the site. The purpose of the Masterplan is to demonstrate one way that the site is capable of accommodating the proposed quantum of development. It seeks to continue the linear settlement pattern of the village along Main Street and respond to its context in terms of scale and density.
- 3.4 Built development is concentrated towards the east, which leads to the creation of an area on-site of open space in the west that lies closer to the existing village, creating a link between the two. This area of open space would retain the existing public right of way and incorporate children's play space, pedestrian and cycle routes, informal and formal open space and sustainable urban drainage systems (SuDS) features.
- 3.5 The proposals include feature buildings on each corner of the site to add architectural interest and drive a higher quality of design.
- 3.6 Delivery of affordable housing is also a key element of the development proposals and it is proposed that 40% of dwellings would be affordable. These dwellings would deliver a range of different house types and tenures, to meet the village's specific needs to provide a greater opportunity for people to remain in the village.
- 3.7 Vehicular access is provided off Main Street and leads to two internal roads, one serving dwellings 'fronting' Main Street and another serving dwellings fronting the countryside to the north. The proposals also include extensive landscaping and tree planting and seek to retain existing landscape features.
- 3.8 The village currently lacks formal play spaces and the proposals deliver on-site recreation space, in the form of informal open space and children's play space. This will generate wellbeing and social benefits through the creation of a new, accessible recreational asset within the centre of the village.

## Summary of Technical Work

### Highways

- 3.9 A Highways Review, prepared by EAS, accompanies these representations. As part of the review, an access appraisal was undertaken which found that an access on to the highway, along with the necessary visibility splays, can be achieved. In addition, a tactile paving crossing point and footway could also be delivered along the southern boundary of the site to improve accessibility to bus stops and through the village in general.
- 3.10 A TRICS assessment has also been undertaken and found that a scheme of up to 25 dwellings could easily be accommodated on the highway network with no detrimental impacts. The site is also well served by several bus services to Haverhill and Audley End.

### Benefits

- 3.11 It is considered that the development proposals could deliver tangible social, economic and environmental benefits to the local area, including:
- Addressing the Council's requirement to accommodate at least 10% of their housing requirement on sites no larger than one hectare (NPPF paragraph 68);
  - Providing much needed affordable housing for Shudy Camps' residents and the wider District;
  - Enhancing biodiversity and tree cover across the site. The site is currently agricultural land and may be considered of low ecological value;
  - A children's play space, and other recreational opportunities, which would be accessible to new and existing residents of the village. There are currently no facilities of this nature available within the village or within walking distance; and
  - Encouraging new residents to use sustainable modes of transport to access services, facilities and existing transport infrastructure as the site is approximately 100m from bus stops providing services to Haverhill.

## 4.0 General

**Question 4. Do you agree that planning to 2040 is an appropriate date in the future to plan for? If not, what would be a more appropriate date and why?**

- 4.1 Agree - the proposed Local Plan period up to 2040 is considered appropriate and to accord with the requirements set out within the NPPF at paragraph 67 for local authorities to identify a sufficient supply and mix of sites between years 1-15 of the plan.

## 5.0 Themes

### Question 6. Do you agree with the potential big themes for the Local Plan?

- 5.1 Yes – we agree they are suitable and form crucial considerations for determining the spatial distribution of growth in the district, and for assessing planning applications. These themes may broaden the planning process enhancing decision making to satisfy these four key priorities. The Local Plan policy framework allows constructive dialogue and co-operation to flourish so clear planning balances can emerge and appropriate developments are promoted and prioritised.
- 5.2 Land to the north of Main Street, Shudy Camps, would address the four big themes as follows:
- Climate Change – new dwellings will be designed and constructed to be energy efficient and incorporate renewable technologies. The site is also in a sustainable location, providing alternatives to private car use for residents to meet their daily needs;
  - Biodiversity and Green Space – through the provision of on-site green infrastructure, in particular the informal open space and children’s play space, which would be a recreational asset to be enjoyed by future and existing residents;
  - Wellbeing and Social Inclusion – the proposals would incorporate a mix of housing sizes, types and tenures, to help meet the needs of the village and District. The proposals would also promote healthy lifestyles and wellbeing through the provision of on-site recreation;
  - Great Places – a landscape-led approach is central to the design and layout of the scheme, as shown in the Concept Masterplan.

### Question 7. How do you think we should prioritise these big themes? Rank the options below 1-4 (1-Most Preferred 4-Least Preferred)

- 5.3 Each of the four big themes is considered important in achieving positive development. Each has a distinct though interconnecting role to play. All four themes should be used to inform the spatial strategy of the Local Plan to ensure appropriate and sustained growth through the planning process. It is therefore not considered necessary to rank the options in order of preference.

## Theme 1 – Climate Change

### Question 8. How should the Local Plan help us achieve net zero carbon by 2050?

- 5.4 The proposed housing at Land to the north of Main Street, Shudy Camps, provides residents with low-carbon futures. It is an opportunity to work towards achieving the goal of net zero carbon by 2050. These houses would be designed and constructed in a manner to ensure that energy use is reduced and that renewable forms are used. The site is also located in a sustainable location, where residents would not be reliant on the private car for their daily needs.
- 5.5 The local plan Sustainability Appraisal (SA) will address various climate change scenarios. We expect different climate change scenarios will be an important part of the examination.

- 5.6 We aim to work assiduously to ensure the carbon footprint of development at the site is optimised. For instance, we envisage including electric vehicle (EV) charging points as the electricity network develops; photovoltaic cells, well insulated dwellings and sustainable heating systems to enable residents to live comfortably and with minimal environmental impact.

**Question 9. How do you think we should be reducing our impact on the climate? Have we missed any key actions?**

- 5.7 We consider Greater Cambridge is a leading local authority on climate change policy, that in general is working towards appropriate climate change goals. A key action that the Local Plan should seek to address is ensuring that there is an integrated approach with neighbouring councils.
- 5.8 In relation to this area of South Cambridgeshire, there is a significant issue with traffic between Cambridge and Haverhill (Suffolk). To reduce local traffic, a viable and reliable alternative to the car is needed. The options seem to involve either reinstating the railway from Haverhill to Cambridge from the new Cambridge South Station via Linton and the Shudy Camps halt or introduce a dedicated bus way. A cycleway along the old roman road route from Haverhill to Cambridge may also assist the decarbonisation process.
- 5.9 We applaud the early declaration of a climate change emergency and recently adopted Sustainable Development Supplementary Planning Document (SDSPD). This leadership is essential and central to the sustainable development of Cambridge, its people, their environment, and long term economic development.
- 5.10 It should be borne in mind that Cambridge's knowledge based economy increasingly demands high sustainability standards. Becoming carbon neutral is a priority consistent with a healthy population and is crucial to Cambridge's continuing economic development. This priority is part of the planning policy framework and recognises minimising climate change is part of sustainable development (social, environmental and economic).

**Question 10. Do you think we should require extra climate adaptation and resilience features to new developments?**

- 5.11 We think the Local Plan should set objectives for developments within a flexible envelope of approaches. There are multiple ways to achieve net zero carbon and these should be applied flexibly in housing developments.
- 5.12 A tool box approach allows the most cost effective and appropriate solutions for each development so reflecting its particular context. For example, for some developments, Passivhaus energy standards may be achievable (going well above and beyond minimums set out in the Building Regulations), whilst for others, Building Regulations may be appropriate along with an offset solution, such as a green bond or offset fund. Such a bond or fund would achieve a net carbon neutral position. The Plan needs to retain flexibility so that it can incorporate developments in technology and ensure decisions about each development are taken in an informed and appropriate way.

## Theme 2 – Biodiversity and Green Spaces

### Question 12. How should the Local Plan help us improve the natural environment?

- 5.13 Developing green infrastructure at Land to the north of Main Street, Shudy Camps, would enhance the natural environment. Also, part of the proposal is an area of open space on the western side, ensuring this space is accessible to new and existing residents. This open space will provide:
- Recreation opportunities, through the provision of play spaces;
  - Exercise opportunities using linked footpaths; and
  - Sustainable development features including landscaping and tree planting.
- 5.14 The site therefore contributes to supporting biodiversity, increasing opportunities for recreation and exercise, mitigating and adapting to climate change and enhancing the landscape's character.
- 5.15 This Local Plan must deliver effective policy which protects and enhances the natural world by making the environment better for all. There are many ways to provide appropriate solutions at a local level; both on and off-site solutions seem germane. These approaches need to be creative and cost-effective and in step with the Vision for the Natural Future of Cambridgeshire in 2050 (Natural Cambridgeshire and affiliated organisations). Robust site specific decision making which is flexible and takes a balanced account of local needs is an appropriate approach.

### Question 14. How do we achieve biodiversity net gain through new developments?

- 5.16 Land to the north of Main Street, Shudy Camps, presents an opportunity to deliver biodiversity net gains. The site is currently arable fields of low ecological value and the development proposals, through a landscape-led approach, will seek to deliver open space that is functional whilst also creating resilient and diverse habitats.
- 5.17 The new Local Plan should ensure a sufficiently flexible policy to enhance and sustain additional biodiversity in an effective and efficient way that is optimised for each development, adopting on-site and off-site solutions.

### Question 15. Do you agree that we should aim to increase tree cover across the area?

- 5.18 Land to the north of Main Street, Shudy Camps, is currently in use as arable fields with diverse vegetation largely restricted to its boundaries. The proposals would seek to retain existing vegetation whilst also delivering substantial new tree planting across the site.
- 5.19 The Local Plan should be balanced and include developing the tree cover within its policy framework. Tree cover should weigh in the planning balance and form an element of the decision-making process. The process enables the benefits and impacts of each development to be carefully assessed. Tree cover may be part of an on-site/off-site solution, which through the s106 provisions may achieve significant, meaningful and long-term planting and ecological benefits.

## Theme 3 – Wellbeing and Social Inclusion

### Question 16. How should the Local Plan help us achieve ‘good growth’ that promotes wellbeing and social inclusion?

- 5.20 Future residents of Land to the north of Main Street, Shudy Camps, may use public transport to go to work, shop, study, relax and socialise, so maximising opportunities for positive influences on their overall health and lifestyle. Furthermore, the site delivers a substantial amount of on-site green infrastructure, creating exercise and recreation opportunities for new and existing residents.
- 5.21 The proposals also seek to deliver affordable housing which would be tenure blind, providing much needed affordable housing in a sustainable way.
- 5.22 The Local Plan should operate alongside infrastructure plans to provide a spatial strategy that connects homes with jobs and ensures that development improves accessibility to good quality public transport, facilities and services and high quality green spaces.
- 5.23 ‘Affordable housing’ across tenure types should be an important part of the Local Plan and the policy framework should support this process in innovative ways. Housing mix policies should also be flexible to allow the development of good and suitable homes in appropriate places.

### Question 20. How do you think we should achieve improvements in air quality?

- 5.24 This can principally be achieved through the reduced use of polluting vehicles by:
- Locating development where there is good access to active travel, coupled with access to affordable, frequent, reliable and high quality public transport options;
  - Better cycle and pedestrian connectivity – achieved by developments directly and through a coordinated s106 infrastructure programme;
  - Developing the infrastructure for battery powered travel and encouraging/incentivising car sharing arrangements.

## 6.0 Homes

### **Question 31. How should the Local Plan help to meet our needs for the amount and types of new homes?**

- 6.1 It should recognise the important contribution that small and medium sized sites can make to meet the housing requirements of Greater Cambridge. In accordance with paragraph 68 of the NPPF, Councils are required to accommodate at least 10% of their housing requirement on sites no larger than 1ha. Land to the north of Main Street, Shudy Camps, represents a prime opportunity to contribute to meeting this target as it is 1ha in size, located within close proximity to public transport modes and not subject to any environmental designations which would hamper development potential.
- 6.2 There should be flexibility within the Local Plan to respond to changing housing needs over the Local Plan period. It is important to identify a baseline housing need with discretion for further development if a particular housing need arises. This would support the Government's objective of significantly boosting the supply of homes where needed and ensure groups with specific housing requirements are properly considered/catered for (NPPF Paragraph 59).

### **Question 32. Do you think we should provide for a higher number of homes than the minimum required by government, to provide flexibility to support the growing economy?**

- 6.3 To meet the housing needs identified in the Local Plan, sufficient land has to be identified. The Local Plan supports the Government's objective of significantly boosting the supply of homes. Indeed, higher housing target numbers are likely to prove necessary in Cambridgeshire if the potential for greater growth in employment is to be realised (as indicated in the Cambridge and Peterborough Independent Economic Review (CPIER) (September 2018)).
- 6.4 Against this background, the Local Plan's housing requirements represent a minimum. Affordability is an important issue in Greater Cambridge. A greater supply of homes and the innovative use of different tenures will be part of the solution. *"Too many of the people working in Cambridge have commutes that are difficult, long and growing: not out of choice, but necessity due to high housing costs."*<sup>1</sup>

### **Question 33. What kind of housing do you think we should provide?**

- 6.5 Land to the north of Main Street, Shudy Camps. has the potential to deliver 15 homes and would comprise both market and affordable housing of a range of sizes, types and tenures to meet the needs of Shudy Camps and the wider district.
- 6.6 There should be flexibility within the Local Plan to respond to changing housing needs over the Local Plan period. Consideration of individual site circumstances and those of the local area should be taken into account in determining the appropriate type of housing for development

---

<sup>1</sup> Cambridgeshire and Peterborough Industrial Strategy 2019, p13

sites. Separate housing needs assessments should be used to inform the appropriate size, type and tenure of housing needed for different sections of the community, as set out within the Greater Cambridge Housing Strategy 2019-2023.

- 6.7 Flexibility will be key to a successful Local Plan. Housing need may be satisfied by a combination of market housing alongside low-cost and affordable housing.

## 7.0 Infrastructure

### **Question 37. How should we encourage a shift away from car use and towards more sustainable modes of transport such as public transport, cycling and walking?**

- 7.1 This can principally be achieved through locating new development in locations which have good access to sustainable modes of transport. New development should be located to take advantage of existing or planned transport infrastructure and should be designed in a manner which encourages the take up of active modes of travel.
- 7.2 Land to the north of Main Street, Shudy Camps is ideally located to encourage future residents to use sustainable modes of travel and ensure that trips made by private vehicles are minimised. Haverhill, with its range of services and facilities, lies approximately 3.5km from Shudy Camps and can be accessed by bus services with stops located within close proximity to the site. There are existing bus stops along Main Street and the proposals can deliver new footpaths and crossing points to these existing bus stops to improve accessibility for new and existing residents. Future development proposals could also contribute to upgrading the quality of these stops, for example providing boards displaying real time information.

## 8.0 Where to Build?

### **Question 40. How flexible should the Local Plan be towards development of both jobs and homes on the edge of villages?**

- 8.1 The presumption in favour of sustainable development is recognised, however, there should be a degree of policy flexibility in terms of allowing appropriate development outside of the settlement boundaries of villages. In particular, where development meets a particular local business or community need (NPPF paragraph 84). Sustainable development in rural areas is also supported by national policy (NPPF paragraph 78), which requires planning policies to identify opportunities for villages to grow and thrive, especially where this will support local services. A degree of flexibility is pertinent to villages in the District which provide services, facilities and public transport options to encourage more sustainable behaviours.

### **Question 41. Do you think the Local Plan should be more flexible about the size of developments allowed within village boundaries (frameworks), allowing more homes on sites that become available?**

- 8.2 There should be more flexibility when considering the scale and size of developments that are permitted within village boundaries. The Local Plan currently restricts the amount of development that is permitted in Minor Rural Centres (Policy S/9) to 30 dwellings; in Group Villages (Policy S10) to eight dwellings and in exceptional circumstances to 15 dwellings; and in Infill Villages (Policy S/11) to two dwellings and in exceptional circumstances to eight dwellings.
- 8.3 These policies should not restrict development to a certain number of dwellings and should instead encourage an appropriate density depending on the context of the site that is being considered for development. Some sites might be capable of accommodating higher density development which can enable a more sustainable distribution of growth, particularly in the case of some villages within the district which are well connected in terms of public transport, thereby making them sustainable locations for development. A more flexible approach towards considering development in villages should therefore be used when allocating development sites and in the determination of planning applications.
- 8.4 There should also be more flexibility in considering applications which are located outside village boundaries, provided the site in question is suitable in other terms including its access to transport and services, and provided it is not overly constrained in terms of other environmental designations.

### **Question 42. Where should we site new development? Rank the options below 1-6 (1 Most Preferred 6-Least Preferred)**

- 8.5 No single solution will deliver a sound Local Plan, rather, a combination of approaches to the distribution of spatial growth will be necessary to establish the appropriate locations of new housing and employment development in the district. A hybrid approach underpinned by a focus on accessibility to public transport, employment and other daily needs is an appropriate guide.
- 8.6 An element of village dispersal should form part of a hybrid spatial strategy. Whilst a village dispersal approach should consider villages from across the settlement hierarchy, it should seek

to allocate sites for development at locations in villages which are or can be made sustainable. To contribute to this strategy, Shudy Camps is considered to be a sustainable location for future development given its access to public transport modes, providing access to nearby Haverhill.

- 8.7 The Local Plan also needs to recognise the important contribution that small and medium sized sites make to meet the housing requirements of Greater Cambridge. In accordance with paragraph 68 of the NPPF, Councils are required to accommodate at least 10% of their housing requirement on sites no larger than 1ha. Land to the north of Main Street, Shudy Camps, represents a prime opportunity to contribute to meeting this target, given that it is 1ha in size, is located within close proximity to public transport modes and is not subject to any environmental designations which would prevent development from coming forward.

**Question 47. What do you think about growing our villages?**

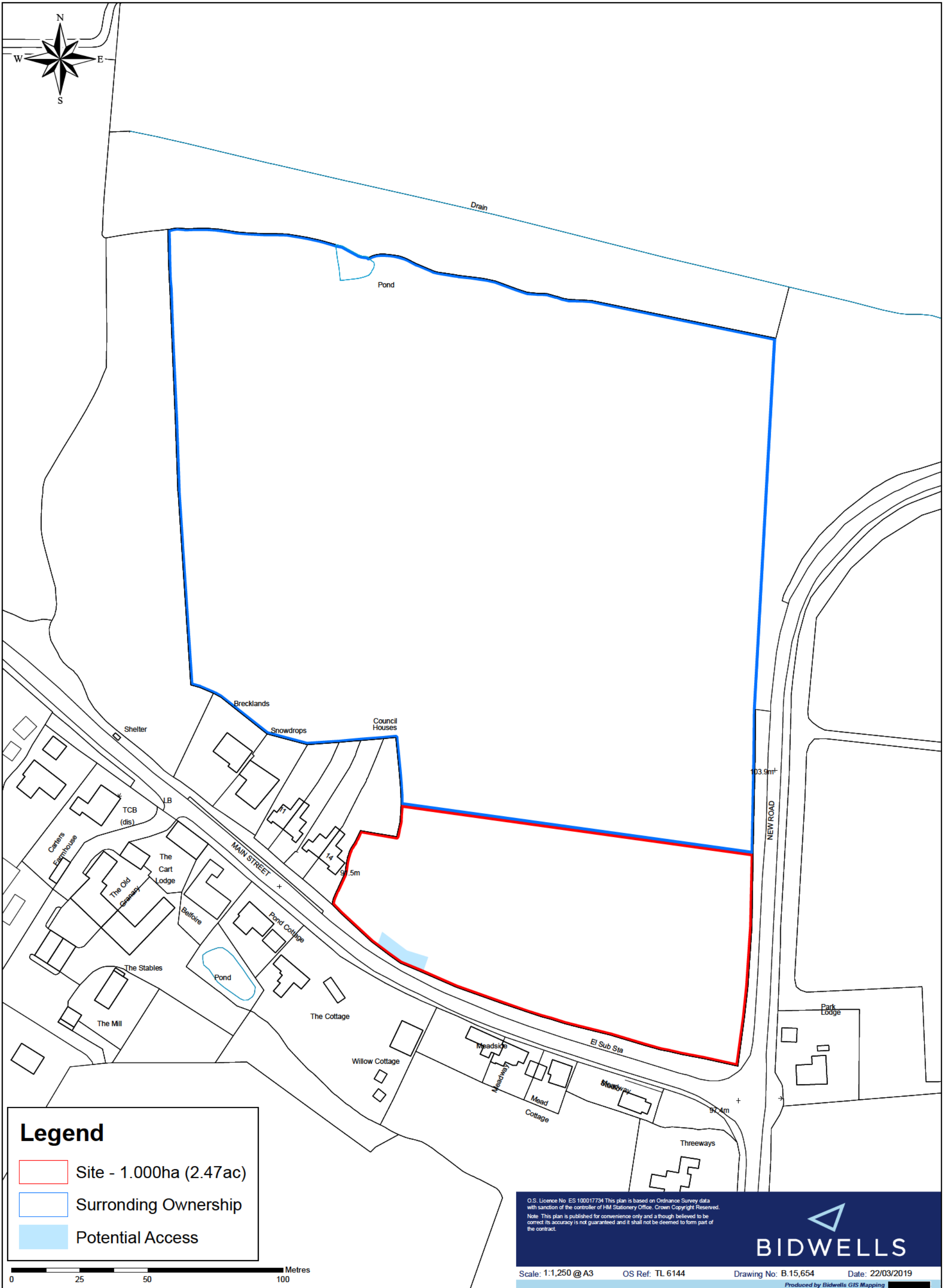
- 8.8 The Local Plan should seek to allocate a component of its housing needs towards growth at existing villages. Sustainable development in rural areas is supported under paragraph 78 of the NPPF, which requires planning policies to identify opportunities for villages to grow and thrive, especially where this will support local services. Development within existing villages can help to sustain existing and deliver new facilities and infrastructure, support shops and business uses and meet both the market and affordable housing needs of the local community. However, growth at villages should be in locations which are or may be made sustainable.
- 8.9 Land to the north of Main Street, Shudy Camps, is considered to be a sustainable location for development and a prime opportunity to grow the village of Shudy Camps. The development proposals could deliver numerous tangible social, economic and environmental benefits to Shudy Camps and the local area, including:
- Contributing to the Council's requirement to accommodate at least 10% of their housing requirement on sites no larger than 1 hectare (NPPF paragraph 68);
  - Delivering much needed affordable housing to help meet the needs of Shudy Camps and the wider District;
  - Enhancing biodiversity levels and tree cover across the site. The site is currently agricultural land and can be considered to be of low ecological value;
  - Delivering formal children's play space, and other recreational opportunities accessible to new and existing residents of the village. There are currently no facilities of this nature available within the village or within walking distance; and
  - Encouraging new residents to use sustainable modes of transport to access services, facilities and existing transport infrastructure. The site is located approximately 100m from bus stops, providing services to Haverhill.

# APPENDIX 1

## LOCATION PLAN

---

# Land at Shudy Camps



O.S. Licence No. ES 100017734 This plan is based on Ordnance Survey data with sanction of the controller of HM Stationery Office. Crown Copyright Reserved.  
 Note: This plan is published for convenience only and a though believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.





BIDWELLS

[REDACTED]