

**For office use only**

Agent number:

Representor number:

Representation number:



# Greater Cambridge Local Plan Issues and Options 2020 Consultation

## Response Form

This form has two parts to complete (please use black ink):

Part A – Your Details

Part B – Your Response

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or [Localplan@greatercambridgeplanning.org](mailto:Localplan@greatercambridgeplanning.org)

All comments must be received by 5pm on Monday 24 February 2020.

## Data Protection

We will treat your data in accordance with our [Privacy Notices](#). Information will be used by South Cambridgeshire District Council and Cambridge City Council solely in relation to the Greater Cambridge Local Plan Issues and Options 2020. Please note that all responses will be available for public inspection and cannot be treated as confidential. Comments, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

**The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'.**

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

**Please tick:** Yes  No



## Part B – Your Response

Document details:	
<p><b>Which document are you commenting on?</b> (please tick)</p>	<p><input checked="" type="checkbox"/> Greater Cambridge Local Plan Issues and Options 2020</p> <p><input type="checkbox"/> Sustainability Appraisal of Issues and Options</p> <p><input type="checkbox"/> Sustainability Appraisal Scoping Report</p> <p><input type="checkbox"/> Habitat Regulation Assessment Scoping Report</p>
<p><b>Question / Paragraph / Figure</b> (Please state)</p>	<p>Question 2</p>

### Comments:

Please provide your response to the Issues and Options question, or views on the section of the other document you are commenting on. Where the question suggests options for the answers please start with indicating your choice (continue on separate A4 sheets(s) if necessary).

**Please use a separate response form for each question you are responding to.**

Claremont Planning are instructed on behalf of Southern and Regional Developments (Swavesey) to promote the Dairy Farm site at Boxworth End, Swavesey for residential development to the Greater Cambridge Issues and Options Consultation. Although the site was previously submitted to the Councils March 2019 Call for Sites exercise, Southern and Regional Developments (Swavesey) are now promoting the site so provide an update on site details to establish that the site as available, suitable and viable for residential development. Notwithstanding the promotion of the site through the Issues and Options Consultation, the site is also submitted to the Call for Sites exercise alongside this consultation. This is to ensure that the availability and suitability of the site is made as clear as possible to the Councils.

#### THE SITE

The Dairy Farm site is located towards the south of the village of Swavesey, within an area locally known as Boxworth End. Although the site is technically identified as outside the current village development framework it is located at the fringes of the settlement where development has been recently consented on the opposite side of the road. As such, it is considered that the site's context is already heavily influenced by existing built form to the north and south, demonstrating the location as being an edge of settlement site. New residential development has been approved on the opposite side of the road, which will further enclose the context. The site is situated in a highly accessible location, within walking distance of a number of amenities available in the village, including a medical clinic, secondary school, post office and village shop. It is considered that this service base reinforces the suitability of the site for residential development and demonstrates that Swavesey is a sustainable location to accommodate new levels of growth into the new Plan period.

Extending over an area of approximately 4ha in size, the site is currently used for pastoral farming purposes with a number of agricultural buildings (one of which has been converted to residential use), alongside the original farmhouse. The farmhouse and converted barn establish a residential presence on the site already, reinforcing the suitability of the site for consideration of a sensitively designed development. To the north, the site's boundary is partly formed by residential curtilages of properties fronting Ramper Road, with the highway delineating the rest of the boundary. To the south, the site abuts

Pine Grove and further residential properties along the Grove, which accommodates permanent static caravans and their related gardens. The eastern boundary is open to pasture fields with clearly defined limits formed by mature hedgerows.

Given the existing built form located to the north along Ramper Road and to the south at Pine Grove, it is considered that the site is well enclosed by development and so should be considered to provide a natural development extension at Boxworth End. The site would reflect the linear built pattern of Swavesey and deliver new built form coherently, which would be positioned sympathetically within the village. Although it is recognised that views along Boxworth End and Bucking Way Road offer glimpses across the site towards the Fens, it is maintained that through a considered layout and comprehensive landscaping scheme, such views could be preserved and enhanced.

#### DEVELOPMENT POTENTIAL

Southern and Regional Developments (Swavesey) maintain that the site represents an appropriate location for development. It is recognised that the western aspect of the site has been recognised locally as providing open views across the countryside, and although these are not identified by any statutory designation or development plan allocation they will be taken into account through the delivery of the site by providing a considered and sympathetic layout, incorporating green corridors and landscape zones to retain these visual aspects of the site.

Planning permission S/1531/15/FL was granted at the dairy farm for the conversion of a number of the existing barns to a large dwelling with contemporary styling. This permission has been implemented on site and helps to establish the suitability of the location for further housing development. Demonstration of this is also established through the approval of two residential developments at Boxworth End, on the opposite side of Bucking Way Road to the site. These consents (S/1605/16/OL and S/1605/16/OL) identify the suitability of Swavesey to accommodate growth and the sustainability of the Boxworth End area. The related appeal decisions described the Boxworth End location as being within only a short distance of Swavesey's facilities, whilst development would not give rise to notable harm to the countryside when the presumption in favour of sustainable development is applied.

Planning permission S/3391/16/OL was also considered for residential development of the site, through which the location was assessed as being suitable to accommodate residential development with a sensitive layout capable of being achieved without an adverse impact on the character of the surrounding landscape, with the site's suitability for housing considered to outweigh the limited harm that would arise in relation to the Important Countryside Frontage designation along the roadside frontage. No technical concerns were identified through this proposal's consideration, with the Highway Authority, Ecology Officer, Environment Agency, Lead Local Flood Authority, Urban Design, District Landscape Officer and Planning Department considering the site as suitable to accommodate new homes.

In relation to secondary school provision, an extension to increase capacity at the Village College by 150 pupils has been completed, as a result of an identified shortfall in capacity in 2012. Following other residential consents at Swavesey any development at the village would enable the expansion of the Village College further, which would assist in ensuring capacity over the extended plan period. It is Southern and Regional Developments (Swavesey) position that the approach to be taken by Greater Cambridge Councils should identify a spatial strategy that is comprehensive across all of the sustainable settlement tiers; considering a number of avenues to achieve the requisite levels of housing development. Swavesey's settlement status as a Minor Rural Centre should be recognised through the allocation of further housing growth proportionate to the facilities it provides.

Previous consideration of development proposals on the Dairy Farm site by South Cambs Council Planning Authority considered that the site was suitable for housing development. The Council

considered that it was possible for an illustrative layout for 90 dwellings could be achieved without having an adverse impact on the character of the surrounding landscape, with the need for housing and site suitability considered to outweigh the limited harm that would arise in relation to the Important Countryside Frontage designation along the roadside frontage. Southern & Regional Developments (Swavesey) consider that a lower density and scale of development is more appropriate, with a development of 50 dwellings considered most suited to addressing local affordable housing needs whilst reflecting the significance of Swavesey in the settlement hierarchy.

None of the disadvantages arising through the site's development would result in significant and demonstrable harm and therefore, the site should be considered as a location that would achieve sustainable development as set out in the NPPF. Southern & Regional's proposals for the site will also involve a revised scale of density at a lower density than the previously considered scheme, further mitigating the impacts of built form on the local landscape setting. The lack of objection of the Council's Landscape Design Officer to the previous proposal and the principle of the site's development is demonstration of this. Any development of the site will incorporate design themes that are advanced by the Swavesey Design SPD, relating to the landscaping of the resulting residential development and the appearance of the dwellings.

### **Summary of Comments:**

If your comments are longer than 100 words, please summarise the main issues raised.

The Dairy Farm site, Swavesey is suitable and appropriate to extend a sustainable settlement that is appropriate for residential allocation.

Completed response forms must be received by 5pm on Monday 24 February 2020.

Email: [Localplan@greatercambridgeplanning.org](mailto:Localplan@greatercambridgeplanning.org) or post it to:

Greater Cambridge Shared Planning Policy Team  
c/o South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
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