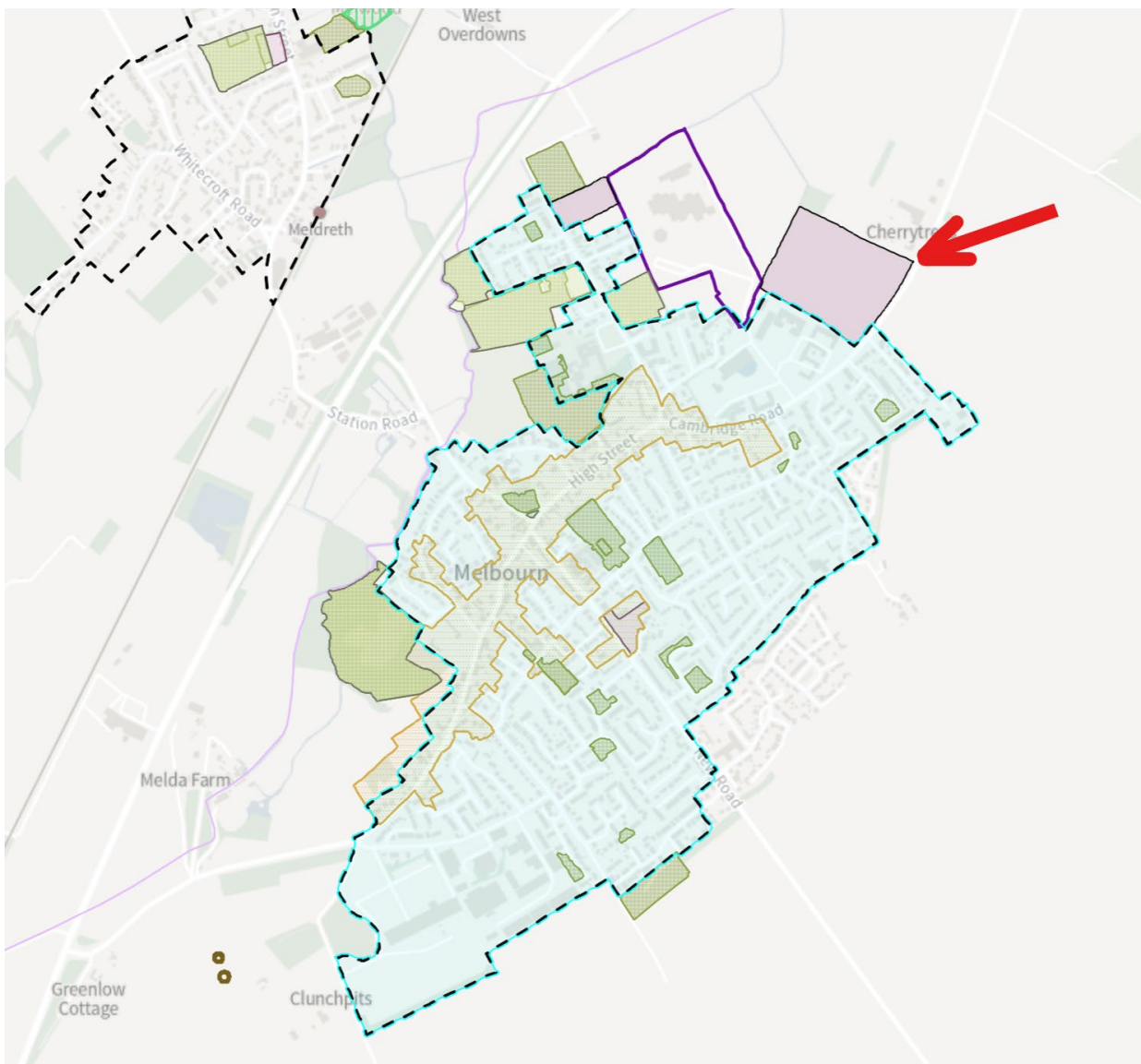


VISTRY

POLICY S/DE: DEFINED DEVELOPMENT EXTENTS

Object

Vistry objects to Draft Policy S/DE (Defined development extents), specifically with reference to the defined development extent indicated on the Draft Policies Map at the northeastern edge of the village of Melbourn (Minor Rural Centre).



Draft Policies Map Extract, Melbourn

Detailed Comments:

Local Plan Paragraph 2.131 sets out the purpose and intent of Draft Policy S/DE, as follows:

“This policy defines the boundaries of settlements for planning purposes.”

The Glossary (Consultation Document, page 719) states:

“Defined Development Extent (previously settlement boundary or development framework boundary): Define where policies for the built-up areas of settlements give way to the more restrictive policies for the countryside.”

Draft Policy S/DE is split into two parts:

- Policy S/DE(1) sets out the approach that will be taken in relation to land *within* defined development extents.
- Policy S/DE(2) sets out the approach that will be taken in relation to land *outside* of defined development extents. This is a restrictive policy, which treats land outside of the defined development extents as ‘countryside’.

The defined development extent therefore forms a binary boundary between settlements and the countryside. Land is either in or out of the settlement.

Site Allocation S/RRA/CR, Land to the west of Cambridge Road, Melbourn, is identified on the Policies Map for development. We support this allocation (this is set out under Policy S/RRA/CR).

The Draft Policies Map shows the defined development extent in this part of Melbourn (the northeastern edge of the settlement) located between the TTP / Bruntwood Science Park and Site Allocation S/RRA/CR. Consequently, this indicates that Site Allocation S/RRA/CR sits outside of the village and within the countryside. This is not correct. The defined development extent should go around the outside of Site Allocation S/RRA/CR so that the Site is included within the settlement envelope.

The lineation currently shown on the Draft Policies Map is not consistent with the approach taken in respect of site allocations elsewhere in the Greater Cambridge Area. An example is Waterbeach New Town, where the defined development extent follows the outer edge of the site allocation. The defined development extent effectively represents the future edge of the settlement and creates a new defensible boundary for the plan period. This approach should be followed at the northeastern edge of Melbourn.

Requested Amendment

On the Policies Map, the defined development extent at the northeastern edge of Melbourn should be amended to include Site Allocation S/RRA/CR, Land to the west of Cambridge Road, Melbourn within the village envelope.