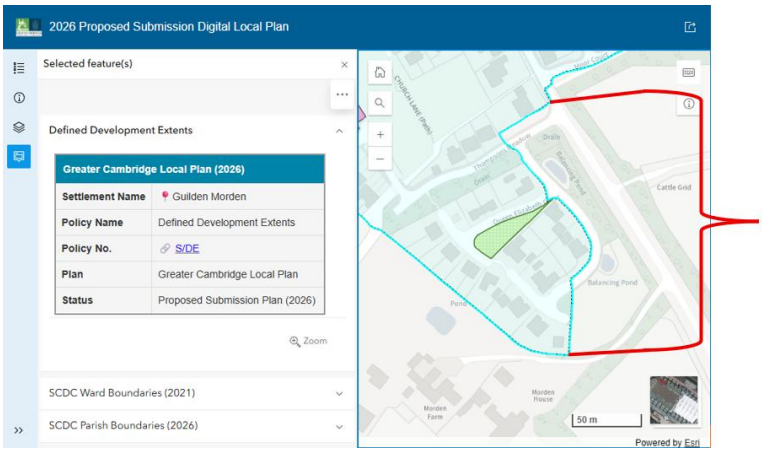
Representation on the Greater Cambridge Local Plan (Regulation 19) Consultation 'Policy S/DE 'Defined Development Extents (DDE)' and Policies Map in respect of Guilden Morden.

1. This representation has been prepared on behalf of Peter David Homes to object to the alignment of the 'Defined Development Extents' Boundary on the southeastern side of Guilden Morden as highlighted in the below extract from the proposed Policies Map:



Section of Defined Development Extents Boundary (Blue Dotted Line) at Guilden Morden subject to this representation

Extract from Digital Policies Map

2. The boundary is drawn tightly around the recently completed/occupied 16 house development at what is now called Queen Elizabeth Close (formerly Thompsons Meadow/ Meadowcroft) (outline permission S/3077/16/OL and Reserved Matters 20/03151/REM).

3. As can be seen from the extract below, the development site included all land up to Trapp Lane, as this is the site's boundary, which is defined by a strong woodland/tree belt, which also encloses the whole site.



Red line site area for the consented outline and reserved matters planning permission.

4. The southeastern corner of the site (within the area enclosed by the trees) was identified as area of retained paddock land. It was not required to accommodate the specific development of the 16 homes nor its 'Open Space' needs (the latter was accommodated at the centre of the development).



Annotated Extract of Site Layout



Aerial view showing the 16 dwellings contained by the surrounding woodland and tree belts.

5. As has been set out, the boundary extent as proposed in the Regulation 19 Consultation Plan is drawn tightly to the houses on the development. It cuts straight across the internal access driveway, excludes the driveway and the

retained land between the access driveway and the tree belt on the site boundary.



Aerial Photo extract showing how Defined Development Extent does not follow site boundaries.

6. It is considered that the boundary should be aligned to the existing physical boundaries of the site (the tree belt/woodland enclosing the site), as this separates the site from the surrounding countryside and defines a defensible position at the edge of the village in this location.

7. The matter of this boundary alignment was raised through the previous consultation on the Plan, however the council have argued that no change should be made to the boundary, for the following reason:

   "The planning committee report ton 20/03151/REM-Land south of Thompsons Meadows, states that "There is also an undeveloped grassed area to be retained in the south east corner of the site which helps to mitigate the impact of the development on views into the site from the access along Thompsons Meadow and contributes to retaining a countryside and edge of village character" The

countryside edge should be defined to the extent of the built up area, and the proposed DDE in this location is sound"

8. It is considered that this conclusion is incorrect, and that the following case to support the re-alignment of the boundary is re-iterated as follows.

<u>The case for the re-alignment of the boundary</u>

9. Paragraph 2.126 of the Regulation 19 Plan states that Policy S/DE:
"...defines the boundaries of settlements for planning purposes. Defined development extents define where policies for the built-up areas of settlements give way to policies for the countryside. This is necessary to ensure that the ***countryside is protected from gradual encroachment****, but in particular they help* ***guard against incremental growth in unsustainable locations.***

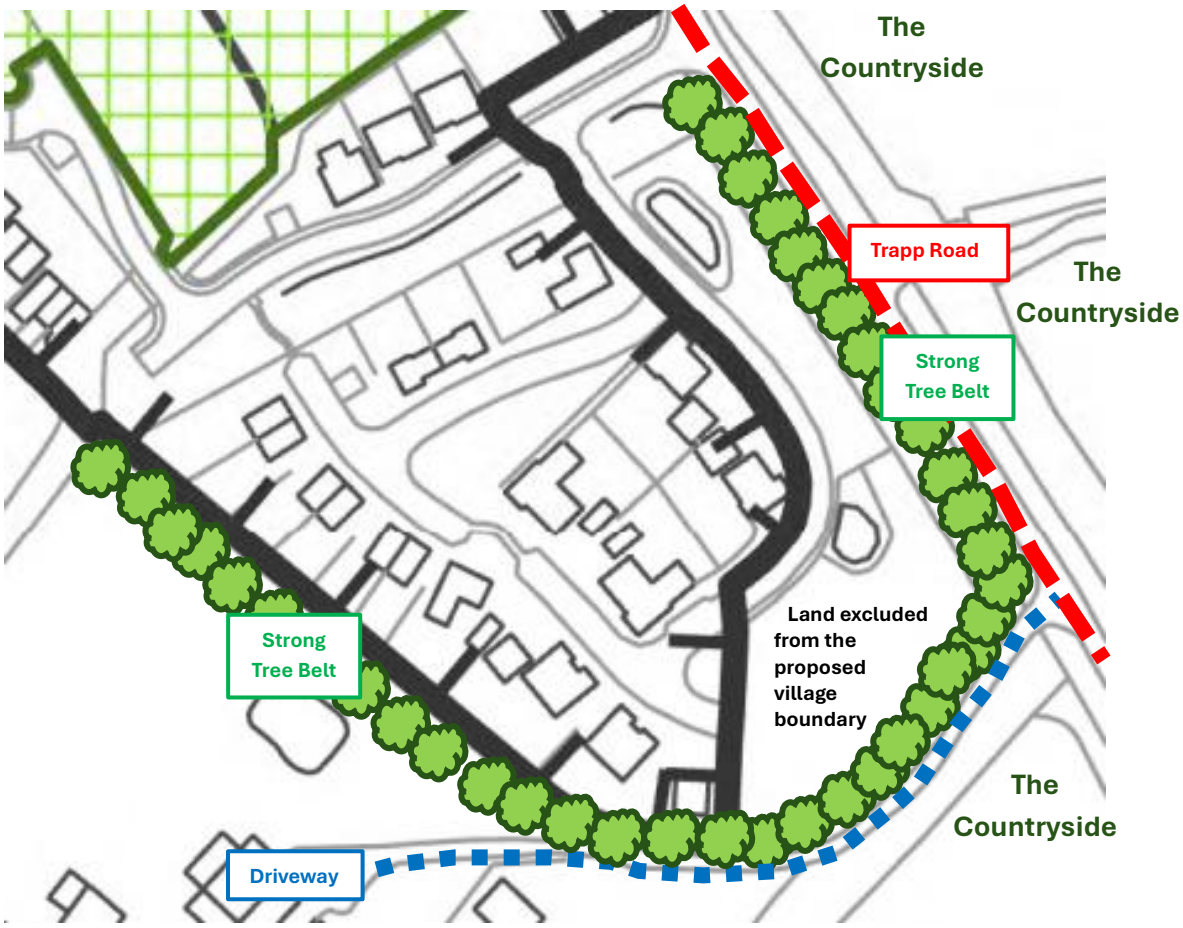
10. The purposes of the boundary is therefore noted as being necessary to
    i. Protect the countryside from encroachment; and
    ii. Minimise development in unsustainable locations

11. As shown on the annotated drawing on the following page, and as would be noted from undertaking a site visit, the tree belt which surrounds the Queen Elizabeth Close development is extremely dense. Trapp Road runs along the eastern belt and an existing driveway runs to the south of the southern belt.

12. This leaves the area of land between these roads and tree belts and the existing 16 homes.

13. This area holds no visual relationship with 'the countryside' as it is far more directly related to the existing housing and is clearly enclosed by the dense tree belt when viewed from the access. The tree belt represents the separation of the site from the wider countryside, particularly due to its wide and dense extent.

14. Development on this area would therefore not result in any '*encroachment of the countryside'*.



Plan showing the context around the proposed development boundary and the actual physical constraints on the ground.

15. Further to this, it is highlighted that when the Council first assessed the application for outline planning permission, the officer report stated that:

> *"77. The site is subject to extensive tree and hedge planting, with mature tree belts most prominent on the eastern, western and southern boundaries* ***which screen the site to a significant extent from views along Trapp Road****. The presence of the extensive boundary planting gives* ***a sense of containment within the wider landscape, as opposed to being closely related to the character of the open agricultural fields to the south****. This means that the site reads as a separate entity when considered within the context of the surrounding landscape."*

16. In turning to the matter of sustainable development, Guilden Morden is defined as a Group Village. The Regulation 19 Plan states that:

> *"2.124 …All Group villages have at least a primary school and limited development will help maintain remaining services and facilities and provide for affordable housing to meet local needs. In Group villages, development will not be permitted on sites capable of accommodating scheme sizes significantly larger* ***than 8 dwellings, or exceptionally up to 15".***

17. The plan therefore acknowledges that Guilden Morden, as a Group Village is of a sufficiently sustainable nature to accept new residential development of up to 8 new homes or exceptionally 15. The area of land which sits between the existing development and tree belt is of a scale to accommodate a maximum of 5 new homes.

18. As is therefore clear, by amending the proposed development extent boundary to approximately that shown by the red line below, this would not adversely impact or harm the stated objectives of the development extents policy i.e. there would be no countryside encroachment, and the change would not lead to unsustainable development.

19. The realignment of the boundary (as shown by the red line on the below extract from the Policies Map, would therefore provide a clear defensible boundary based on existing physical feature (the dense tree belt) which provides the clear separation of the site/village from the surrounding countryside beyond.

20. If the boundary is not realigned, it is considered that the plan is unsound, as the Regulation 19 Plan alignment is not justified and would ultimately prove ineffective in its application.



Plan showing the proposed change to the development extents boundary at Guilden Morden in red