Representation on the Greater Cambridge Local Plan (Regulation 19) Consultation
Site Allocations 'Rest of Rural Area' – Proposed allocation of 'Land off Queen Elizabeth Close (formerly Land at Thompsons Meadow), Guilden Morden

Developer / Promoter / Land ownership

1. The land is owned by Peter David Homes Limited. (Developers of the adjacent 16 home development -Queen Elizabeth Close). There are no other landowners or leaseholders with an interest in the land. The land is therefore available now without constraint and so deliverable within the plan period.

Background

2. The land has no current use or purpose following the development of the adjacent site under outline planning permission S/3077/16/OL and reserved matters consent 20/03151/REM. It is currently fenced off and maintained to prevent it becoming overgrown and potentially gaining ecological interest.

The Site

3. The site is outlined in red on the plan extract below which shows the surrounding development now completed. The dashed red line shows the boundary of the previous outline and reserved matters consents.



4. The site boundaries are lined by mature tree belts and the existing development within the Thompsons Meadow development, known as Meadow Croft and now Queen Elizabeth Close, lies to the north and west. Trapp Road runs along the outside of the eastern belt and an existing driveway runs to the south of the southern belt.

5. The site is physically and visually contained by built development and mature landscaping on all sides and reads as part of the existing settlement rather than open countryside.



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

6. This was the conclusion drawn by the Council when granting the consent for the 16 houses under outline consent S/3077/16/OL which included the land which is the subject of this submission. The officers report states:

"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."*

7. These conclusions remain valid today, with the surrounding residential development now completed, further reinforcing the site's visual and functional relationship with the settlement. It clearly reads as part of the village.

8. The site was not developed given that it was not required to accommodate the 16 dwellings consented that at that time were planned to the north and west of the site. The land is not subject to any planning condition requiring its retention as open space, landscaping, or ecological mitigation land, and it serves no functional planning purpose in its current form.

Previous Call for Sites -Draft Local Plan Consultation-January 2026

9. The site was submitted to the 'Call for Sites' exercise undertaken in support of the previous consultation on the draft Local Plan earlier this year.

10. The latest version of the Greater Cambridge Housing and Economic Land Availability Assessment (HELAA) 2026 published July 2026, states that the site was not 'assessed' on the basis that the site does "…not align with the wider Local Plan Strategy".

JDi Number: 200815

Placemaker Number: -116422

Site name/ description: Land at Thompsons Meadow, Guilden Morden

Reason site not assessed: The site does not align with the wider Local Plan Strategy and therefore has not been assessed.

11. This position is considered entirely incorrect, as is set out below.

Analysis

12. Guilden Morden is a group village. The Regulation 19 Local Plan states:

"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".***

13. The plan therefore acknowledges that Guilden Morden is of a sufficiently sustainable nature to accept new residential development of up to 8 new homes and exceptionally 15.

14. This proposal would provide 5 new dwellings and so is consistent with the strategy for Guilden Morden. A proposal for 5 dwellings represents modest, proportionate growth that supports the vitality of the village without altering its character or role within the settlement hierarchy.

15. The site is well related to the existing houses but sufficiently separated to enable its development without any adverse impacts upon amenity in terms of overlooking or the creation of any overbearing or enclosing impacts.

16. The site is actively managed and does not contain habitats or features of ecological value. Development would avoid the removal of boundary trees and would not result in biodiversity harm.

17. The surface water and foul water drainage systems installed as part of the 16 dwelling development were designed with capacity to accommodate future development of this nature.

18. Similarly, the access is of a size and nature to accommodate the additional 5 homes proposed without any alteration. No material impact on highway safety or capacity would arise.

19. It is also highlighted that the sites allocated within the Regulation 19 Local Plan within the 'Rest of the Rural Area' come from different types of settlements as classified under Policy S/SH: Settlement hierarchy (e.g. Histon& Impington are 'Rural Centres', Bar Hill, Cottenham and Melbourn are 'Minor Rural Centres' and Swavesey, Dry Drayton, Over and Hauxton are 'Group Villages'). It is not the case that 'Group Villages' (such as Guilden Morden) are not subject to allocations within the plan.

20. The proposed allocation, therefore, does align with the Local Plan Strategy.

Conclusion

21. The site lies within a ‘Group Village’ and is well related to existing development. It represents a logical and defensible extension to the settlement boundary, contained by permanent physical features and closely related to existing development.

22. There are no technical constraints to development and there would be no adverse impacts upon any neighbouring properties.

23. The land is in single ownership, available and so readily deliverable.

24. The site is defined by strong and permanent physical boundaries, including mature tree belts, existing residential development, and the adjacent highway. These features provide a clear and defensible settlement edge that would endure beyond the plan period.