MASTERPLANNING,
LANDSCAPE AND
ASSESSMENT

BIDWELLS

September 2026 - Revision A

VISION DOCUMENT

LAND NORTH OF MILL LANE, SAWSTON



Quality Assurance

Site name: Mill Lane, Sawston

Client name: Northwest Biotheraputics

Type of report: Vision Document

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Reviewed by: Danielle Percy

Date: September 2026

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01. INTRODUCTION

This Vision Document has been prepared on behalf of Northwest Biotherapeutics Capital Limited to set out how land north of Mill Lane, Sawston, can sensitively accommodate sustainable, well connected, residential development, respecting the existing built character and identity of Sawston.

SITE LOCATION

The Site is located on the north western edge of Sawston, South Cambridgeshire, approximately 5 km south- east of Cambridge. Sawston is a historic settlement recorded in the Domesday Book of 1086 and is centred around Sawston Hall which was in important location during the Tudor period and was used as a headquarters for the American 66th Fighter Wing Air Force Unit during WWII.

Sawston is well situated just south of Cambridge, and benefits from excellent regional connectivity, with the M11 located just to the West of the settlement and the A11 to the East with the A505 connecting the two in the south.

The proposed Cambridge South East Transport Phase 2 Busway will stop in Sawston if approved and should connect the village to Cambridge South train station via a 9 minute ride, offering key rail connections to London, Cambridge, Birmingham and locations across the east of England.

ABOUT

Northwest Biotheraputics is the sole landowner and is committed to working in partnership to deliver a sustainable new residential Site on the edge of Sawston.

A established local employer and business in the Sawston Business Park, just across the A1301 from the Site, Northwest Biotheraputics is a key local stakeholder and is committed to bringing the Site forward in a socially, environmentally and economically responsible manner. This will include creating an appropriate and positive addition to Sawston's built form and housing provision.

NORTHWEST BIOTHERAPEUTICS

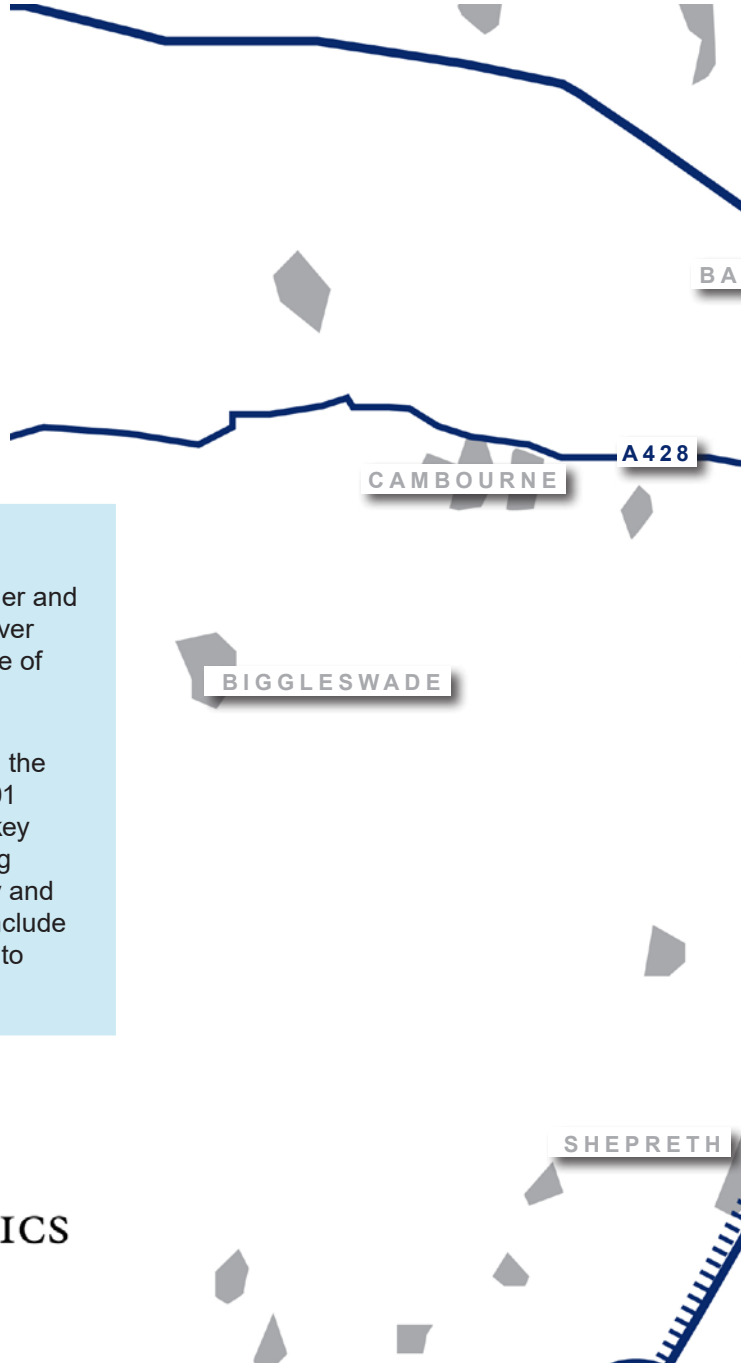
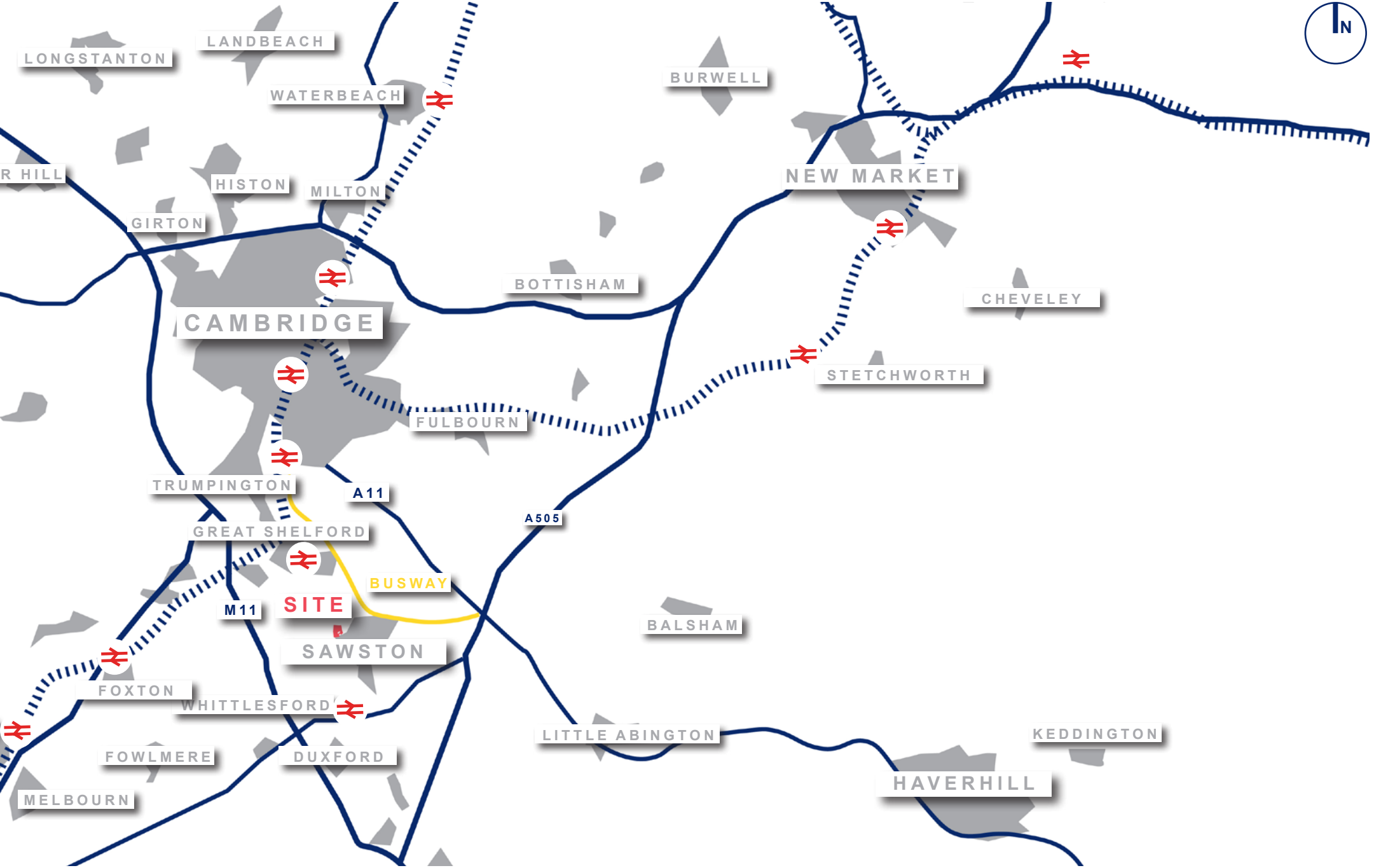


Figure 1.1: Regional Context


LONGSTANTON
LANDBEACH
WATERBEACH
BURWELL
R HILL
HISTON
MILTON
NEW MARKET
GIRTON
BOTTISHAM
CHEVELEY
CAMBRIDGE
STETCHWORTH
FULBOURN
TRUMPINGTON
A11
A505
GREAT SHELFORD
BUSWAY
M11
SITE
BALSHAM
SAWSTON
FOXTON
WHITTLESFORD
LITTLE ABINGTON
KEDDINGTON
FOWLMERE
DUXFORD
HAVERHILL
MELBOURN
N

SITE CONTEXT

The Site is located on the north western edge of Sawston, bounded by the A1301 to the west and Mill Lane to its south. To the east, the Site is bordered by Anglian Leisure Centre, with the sports pitches bordering the Site and to the north the Site is bordered by open agricultural land. There is an existing area of low rise housing on its southern boundary. This area is not part of the Site but is fully enclosed by the Northwest Biotheraputics's ownership.

The Site is currently in agricultural use and is accessed via an existing farm entrance along the Site's northern boundary. There is a mature tree belt approximately 18m wide dividing the Site into two fields, which is designated with a Tree Protection Order (TPO). This tree belt has an informal footpath running through it however it is not an adopted public right of way.

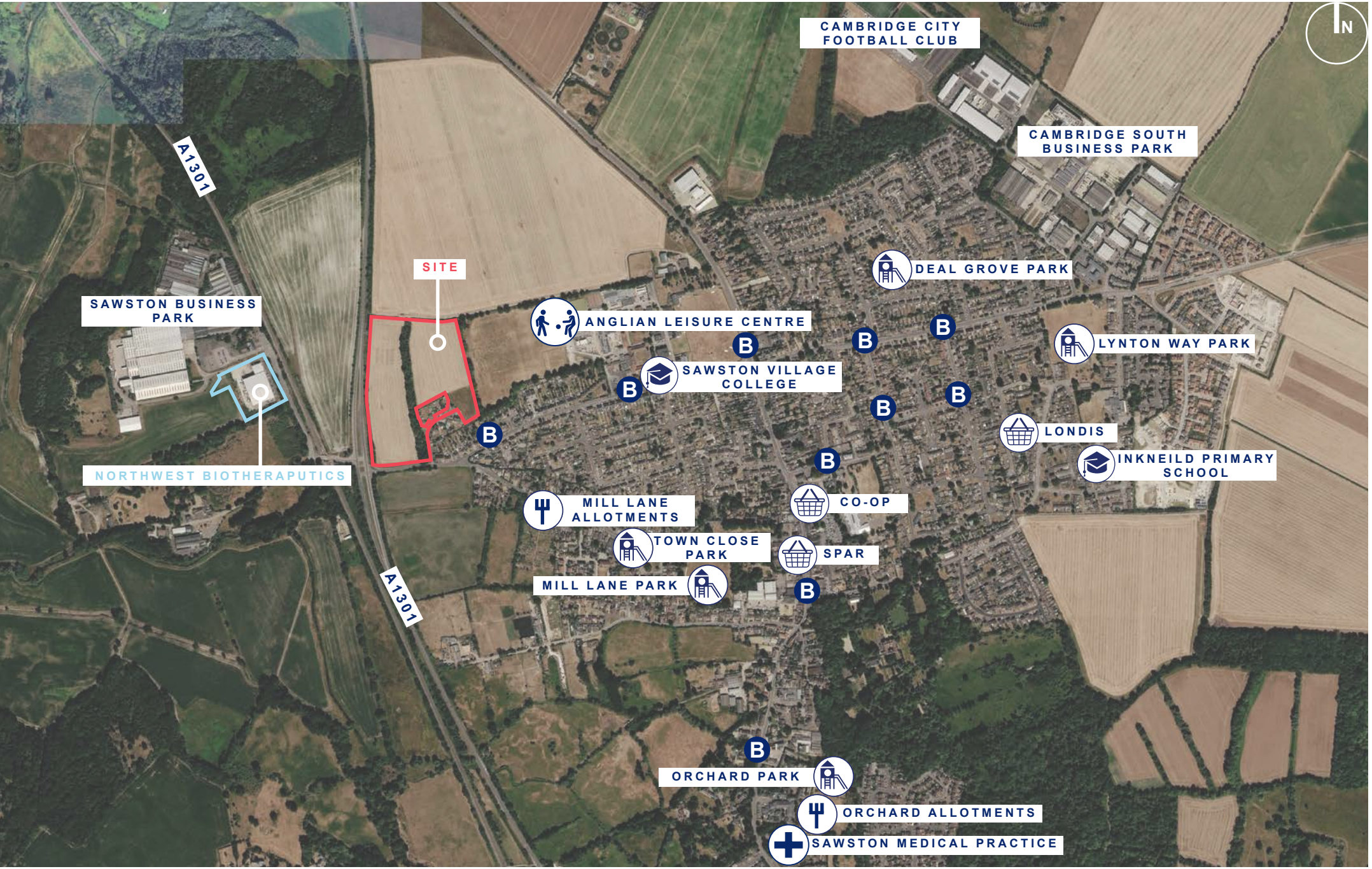
The Site occupies a highly sustainable location within walking and cycling distance of a wide range of local amenities. The majority of Sawston village centre and the majority of its amenities lie within 1 km and provides access to the leisure centre, primary and secondary schools, a supermarket, several parks, allotments and Sawston Business Park employment area. The no.7 Bus runs through the village connecting to Cambridge in the North and Saffron Walden in the south. This bus connects to Shelford station in 22 minutes providing direct services to services to Cambridge (7m), London Liverpool Street (1h25m) and Ely (31m), faster journeys are possible by changing in Cambridge.



VIEW NORTH ACROSS WESTERN PARCEL



Figure 1.2: Local Context


CAMBRIDGE CITY FOOTBALL CLUB
CAMBRIDGE SOUTH BUSINESS PARK
A1301
SITE
SAWSTON BUSINESS PARK
DEAL GROVE PARK
ANGLIAN LEISURE CENTRE
LYNTON WAY PARK
SAWSTON VILLAGE COLLEGE
LONDIS
INKNEILD PRIMARY SCHOOL
NORTHWEST BIOTHERAPUTICS
MILL LANE ALLOTMENTS
CO-OP
TOWN CLOSE PARK
SPAR
MILL LANE PARK
A1301
ORCHARD PARK
ORCHARD ALLOTMENTS
SAWSTON MEDICAL PRACTICE
N

02. SITE CONTEXT AND ANALYSIS

The following provides an overview of the emerging, adopted local and national planning policies relevant to inform an appropriate design response for the Site.

NATIONAL PLANNING POLICY FRAMEWORK

This section sets out the relevant national planning policy context, drawing on the National Planning Policy Framework (NPPF), published by the Ministry of Housing, Communities and Local Government (MHCLG) in August 2026.

Sustainable Development

The NPPF confirms that *"the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest"* (Paragraph 15). The Framework establishes three interdependent objectives; Economic, Social and Environmental, which together underpin sustainable development. Of particular relevance to design, the social objective is defined as supporting *"strong, vibrant and healthy communities... by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"* (Paragraph 17b). This confirms that high quality design and the provision of accessible open space are treated as integral components of sustainable development, not additional or discretionary considerations.

The Framework further applies a *"presumption in favour of sustainable development"* (Policy S3), confirming that proposals which accord with an up-to-date development plan and the Framework's decision-making policies *"should be approved without delay"* (Policy S3.1c).

High Quality Design and Design Rationale

Chapter 14, *"Achieving Well-Designed Places"*, sets out the Framework's core design policies. Its stated objective is *"to promote high quality, healthy, inclusive and sustainable places, through setting clear expectations about design outcomes and the use of relevant tools and processes"* (Chapter 14 introduction).

Policy DP3 (*"Key Principles for Well-Designed Places"*) establishes the central design rationale against which new development should be assessed. It requires that *"development proposals should respond to their context (the history, character and features of their Site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets"* (Policy DP3.1). This contextual response should not, however, *"preclude innovation or change where appropriate"* (Policy DP3.1).

To achieve well-designed places, proposals are expected to reflect seven interlinked design principles:

- ***Liveability*** – supporting healthy, mixed and vibrant communities through uses, tenures and features that promote social interaction and are *"robust, durable and easy to look after."*
- ***Climate*** – contributing to climate change mitigation and adaptation through layout, orientation, massing, landscaping and materials that conserve resources and minimise overheating risk.
- ***Nature*** – incorporating or connecting to *"a network of high quality, accessible, multi-functional green infrastructure,"* including *"maintaining and enhancing tree cover"* and sustainable drainage.
- ***Movement*** – providing transport infrastructure that supports the design vision and prioritises *"walking, wheeling, cycling and public transport."*
- ***Built Form*** – using the arrangement of buildings to define streets and spaces, distinguish public and private areas, and create focal points.
- ***Public Space*** – providing spaces that are *"safe, secure, inclusive, and accessible for all ages and abilities... which facilitate and encourage social interaction, play and healthy lifestyles."*
- ***Identity*** – creating *"visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride."*

The Framework attaches significant weight to compliance with these principles (Policy DP3.3), while also affording substantial weight to *"outstanding or innovative designs which promote high levels of sustainability"* (Policy DP3.5).

Open Spaces and Trees

The Framework affords protection to existing open space and recreational land. Policy HC7 confirms that *"development proposals should not result in the loss of existing open space, sports and recreational buildings and land... unless"* specific tests relating to surplus provision, equivalent replacement or clearly outweighing public benefit are met (Policy HC7.1). This is reinforced by the design principles at Policy DP3(2)(c), which require schemes to incorporate accessible, multi-functional green infrastructure that strengthens habitats and improves climate resilience, air and water quality.

On trees specifically, Policy N3 (*"Trees in New Development"*) recognises *"the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment"* (Policy N3.1). It requires new development to *"make new streets tree-lined (unless there are strong reasons why this would be inappropriate),"* to ensure species selection and placement are compatible with infrastructure and climate adaptation needs (with arboricultural advice sought where necessary), and to *"make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development"* (Policy N3.1a–c). This is complemented by Policy N2, which requires proposals to *"conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible"* and to use *"appropriate landscaping to help create a well-designed place"* (Policy N2.1d).

Design Quality Driven by Engagement

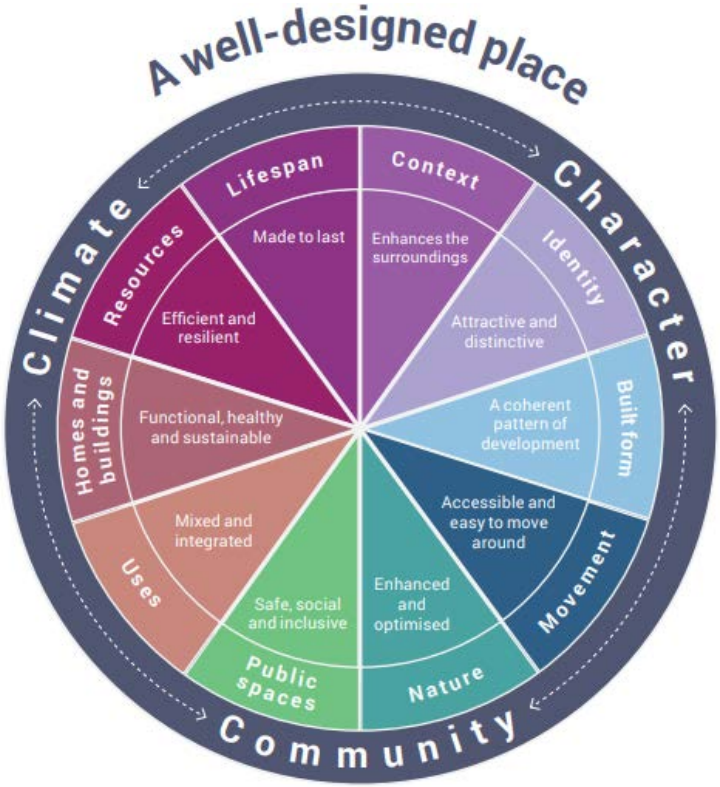
The Framework places clear emphasis on community and stakeholder engagement as a driver of design quality. Policy DP1 requires design expectations in development plans to be *"informed by an evaluation of the area's existing characteristics and potential, and proactive engagement with communities and other interests"* (Policy DP1.1a).

At application stage, Policy DP4 (*"The Design Process"*) confirms that *"design quality should be considered throughout the evolution, assessment and delivery of development proposals, including through any pre-application engagement"* (Policy DP4.1). This is reinforced by Policy DM1, which requires proposals for major development to *"be informed by early engagement with neighbours and the local community, as well as with the local planning authority, statutory consultees, infrastructure providers... to identify and seek to resolve key planning matters prior to the submission of a planning application"* (Policy DM1.1a), and to be accompanied by a statement setting out *"the outcome of pre-application engagement and the extent to which the proposal has changed in response to this engagement"* (Policy DM1.1b(ii)).

Taken together, these policies establish that early and proportionate engagement with the local community and other stakeholders is expected to directly inform and demonstrably shape the design response.

NATIONAL DESIGN GUIDE

The National Design Guide (2021) sets out ten characteristics of a well designed place. These principles are set out under three over arching themes of Climate, Character and Community.



CONNECTIVITY TOOL

Introduced alongside the revised NPPF, the Connectivity Tool assesses a Site's connectivity relative to its surrounding context.

The Site falls within the "Rural Town and Fringe" rural-urban classification. Figure 2.02 shows an extract from the connectivity matrix, illustrating percentile distributions for this classification and comparing them against the scores for the Site's sample areas, shown in Figure 2.01 below.

As Figure 2.02 demonstrates, the Site performs strongly relative to its Rural Town and Fringe context — placing in the top 50% of areas across all criteria shown, and in the top 20% for workplaces and cycling infrastructure. It also places in the top 30% for walking, health, and driving infrastructure.

Amenity scores are calculated based on accessibility via all modes of transport except driving.



Figure 2.1: Connectivity tool sample area

	Site Category Score	Rural Town & Fringe Percentile
Overall *(Except Driving)*	52	60th
Public Transport	53	60th
Walking	50	70th
Cycling	60	80th
Driving	82	70th
Education	48	60th
Leisure	49	50th
Health	49	70th
Shopping	57	50th
Residential	53	60th
Workplaces	50	80th

Figure 2.2: Connectivity tool results

EMERGING GREATER CAMBRIDGE LOCAL PLAN

The Proposed Submission Greater Cambridge Local Plan establishes the emerging planning strategy for Cambridge and South Cambridgeshire to 2045. Key policies relevant to the proposed residential development include:

- ***Policy GP/PP: People and Place Responsive Design****: 'Development proposals are required to sustain and enhance the unique qualities of their local context and the Greater Cambridge area.'*
- ***Policy GP/QP: Establishing High Quality Landscape and Public Realm****: 'Be landscape led, by retaining and enhancing existing features including trees, natural habitats [and] boundary treatments such as hedgerows.'*
- ***Policy GP/LC: Protection, Conservation and Enhancement of Landscape Character****: 'Protect and enhance the setting of the villages through sympathetic landscape design of the village edges and green spaces within village boundaries.'*
- ***Policy BG/BG: Biodiversity and Geodiversity****:* This policy establishes the Plan's requirements for biodiversity net gain, ecological enhancement and the protection of important habitats and species. *'Major development must provide a minimum 20% biodiversity net gain.'*
- ***Policy CC/DC: Designing for a Changing Climate****: 'Planning applications must demonstrate that design solutions have been appropriately integrated that positively respond to our changing climate and reduce climate risks.'*
- ***Policy CC/IW: Integrated Water Management, Sustainable Drainage and Water Quality: '****All development proposals must adopt an integrated approach to water management which considers water efficiency, sustainable drainage, water quality, flood risk and biodiversity.'*
- ***Policy I/ST: Sustainable Transport and Connectivity: '****Development must be designed through a vision-led approach which reflects the road user hierarchy, to promote sustainable and active travel patterns from the first occupation of development.'*
- ***Policy WS/NC: Meeting the Needs of New and Growing Communities: '****New development will be required to include or contribute to the delivery of the services and facilities necessary to meet the needs of the development.'*
- ***Policy S/GB: The Cambridge Green Belt****: 'A Green Belt will be maintained around Cambridge with the specific purposes to:*

  a. Preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre;

  b. Maintain and enhance the quality of its setting; and

  c. Prevent communities in the environs of Cambridge from merging into one another and with the city.'

The policy further states: '*New development in the Green Belt will only be approved in accordance with Green Belt policy in the National Planning Policy Framework, and having regard to the Cambridge Green Belt purposes set out above.'*

- **Policy S/GB *Consideration of Green Belt Development****: 'The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open...A specific function of some Green Belts, such as the one around Cambridge, is to preserve the setting and special character of historic towns.'*
- ***Policy S/GB: Beneficial Use of the Green Belt****: 'Local planning authorities [should] plan positively to enhance the beneficial use of Green Belts.'*

The policy goes onto identify further opportunities: '*To provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.'*

GREEN BELT

The Site is in the Cambridge Green Belt. The Greater Cambridge Green Belt Assessment (July 2026, LUC) provides further information about the Green Belt (GB) splitting the areas into various parcels for assessment.

The Greater Cambridge Green Belt covers the areas in and around Cambridge which contribute to 3 main purposes of the Green Belt (GB).

- Purpose 1 (NPPF Purpose (a)) - to preserve the unique character of Cambridge as a compact, dynamic city with a thriving historic centre.
- Purpose 2 (NPPF Purpose (d)) - to maintain and enhance the quality of Cambridge's setting.
- Purpose 3 (NPPF Purpose (b)) - to prevent communities in the environs of Cambridge from merging into one another and with the city.

The two parcels that form the Site are parcels SA20 and SA21. SA20 contains the land to the west of the Site. The land is currently agricultural use, with field boundary hedgerows/ trees on two sides, a thick tree belt to the east, which is a TPO and the road to the southern edge.

The land is *'not contained by inset development'*. The report suggest that the tree line to the southeast is *' a moderate boundary feature between the parcel and Sawston, with some urbanising visual influence.'*

SA20 has limited or no contribution to Cambridge GB purpose 1, because it '*is not close enough to the main urban area of Cambridge to be associated with* it.'

SA20 has moderate contribution to Cambridge GB purpose 2, because the land has a strong distinction from the edge of Sawston, and '*therefore a strong rural character*'. The strong rural character, coupled with the '*rural landscape setting experienced on approach to the city from the south along the A1301'* gives the contribution to the Green Belt its Moderate rating.

SA20 has relatively limited contribution to Cambridge GB purpose 3, because '*land is open and is peripheral to a moderate gap between Sawston and Whittlesford*'. Whilst there is a moderate gap, development on this land would be perceived as '*narrowing the gap*' between the two settlements.

There would not be any impacts on contribution of adjacent Green Belt, as there is already urbanising development to the southeast and within Sawston Business Park, and whilst the parcel would weaken boundary distinction to the north, the impact is limited due to the small boundary with the northern parcels.

Overall SA20 makes a moderate contribution to maintaining the quality of Cambridge's setting, and relatively limited contribution to preventing communities from merging, therefore the harm resulting from its release would be moderate (see Figure 2.3).

SA21 contains land to the east of the Site. ' *The parcel is located to the northwest of Sawston and to the west of Sawston Village College*' and contains an arable field as well as Sawston Village College sports grounds.

This parcel has some degree of containment, and the sparse hedgerow to the east offers little boundary separation between the parcel and Sawston Village College. There is some urbanising visual influence, and the parcel is also influenced by development to he south.

SA21 has limited or no contribution to Cambridge GB purpose 1, because it '*is not close enough to the main urban areas of Cambridge to be associated with it.'*

SA21 has limited or no contribution to Cambridge GB purpose 2, because whilst land has a moderate distinction from the edge of Waterbeach, its use as a sports facility to the east associates it with Sawston and weakens its rural character. Additionally, *'it does not form or contain any features/aspects that contribute to the quality of Cambridge's setting*'.

SA21 has Moderate contribution to Cambridge GB purpose 3. The land lies within a '*lies in a moderate gap between Sawston and Great Shelford, but there are some significant separating features including woodland belts and the River Granta.'* Whilst there is some relationship with Sawston, there is also some degree of distinction from it.

There would be no impacts on contribution of adjacent Green Belt, due to *'separation by tree lines'.*

Overall, SA21 makes *"a moderate contribution to preventing communities in the environs of Cambridge from merging with one another,"* but only a limited contribution to *"maintaining and enhancing the quality of Cambridge's setting,"* with negligible impact on the adjacent Green Belt. Harm resulting from its release would therefore be low (see Figure 2.3).

Additionally both parcels are identified as *'Provisional grey belt - Weak contribution to purpose D'* confirming the Site's provisional grey belt status.

It is worth noting that the Site is also adjacent to two further Green Belt parcels: SA19 and SA22.

SA19 is located on the western side of the A1301, west of parcel SA20. Its contribution to Cambridge's Green Belt is relatively high, reflecting a *"moderate contribution to maintaining and enhancing the quality of Cambridge's setting,"* alongside a moderate contribution to preventing settlement merging.

SA22 is located on the northern side of the Site, north of parcels SA20 and SA21, extending east to the north of Sawston. Its contribution to Cambridge's Green Belt is also relatively high, reflecting a relatively significant contribution to preventing merging and *"a moderate contribution to maintaining and enhancing the quality of Cambridge's setting."*

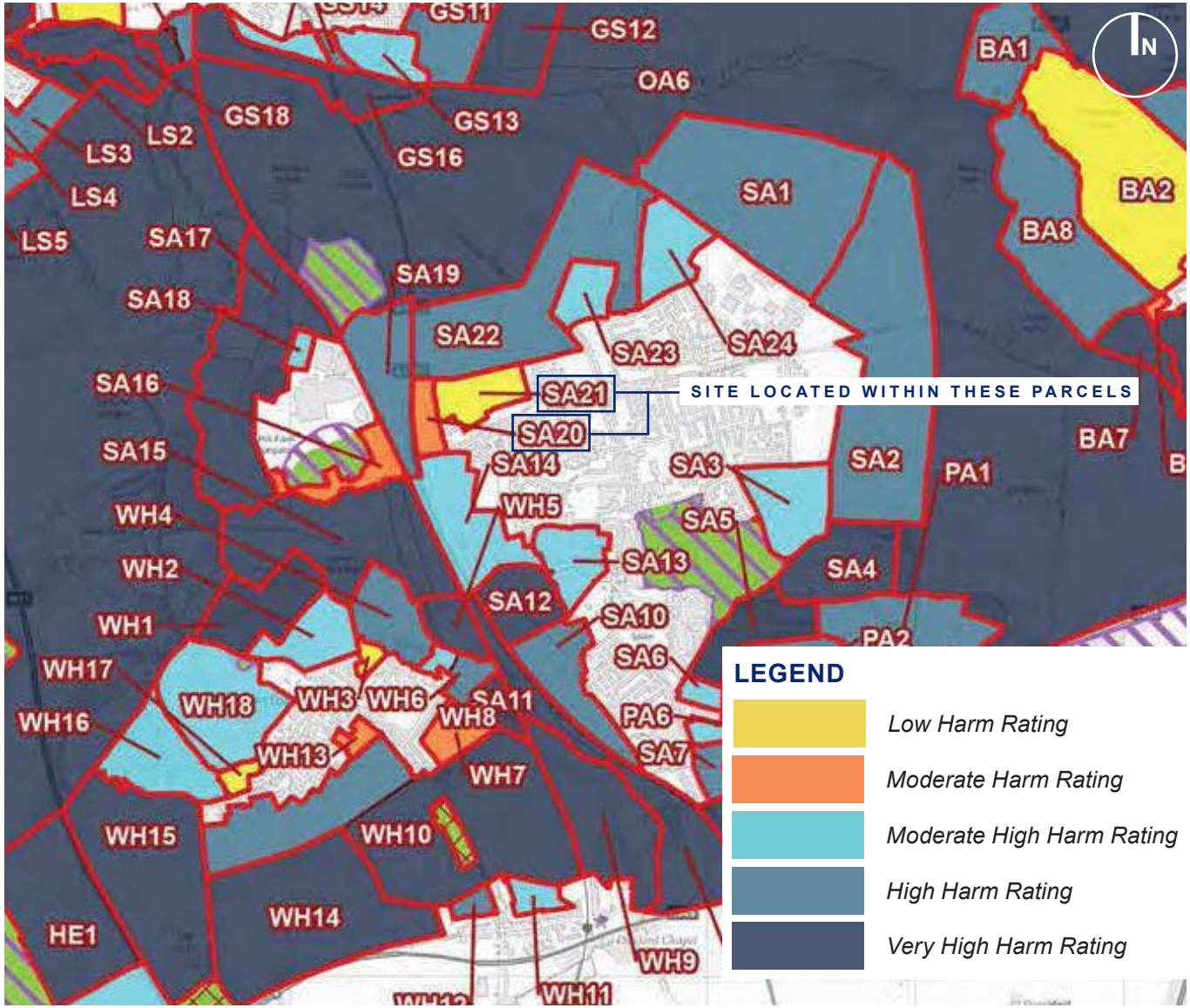


Figure 2.3: Map from the Greater Cambridge Green Belt Assessment, showing the Green Belt parcels around Sawston

CAMBRIDGESHIRE'S LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN

Adopted by the Highways Authority in 2022, this document identifies key walking and cycling routes across the county, aiming to create a high-quality, interconnected network. It is supported by an interim Greater Cambridge Transport Strategy, currently under consultation alongside the emerging Local Plan.

The plan identifies several walking and cycling routes relevant to the Site, most notably the Sawston Greenway. This will provide a lit, segregated, high-quality walking and cycling route from Sawston into Great Shelford, connecting with existing infrastructure to form a route into central Cambridge via Addenbrooke's. Construction is scheduled to begin in late 2026 / early 2027.

Route 3 will run along the Site's southern border, strengthening its connection to Sawston centre. Route 17 will further enhance walking and cycling provision in the area, improving access from the Site to amenities in the south of the village.

In addition, several funded cycle routes in Sawston will be delivered in the coming years, further improving connectivity between the Site, Whittlesford Parkway Station, and Great Abington.

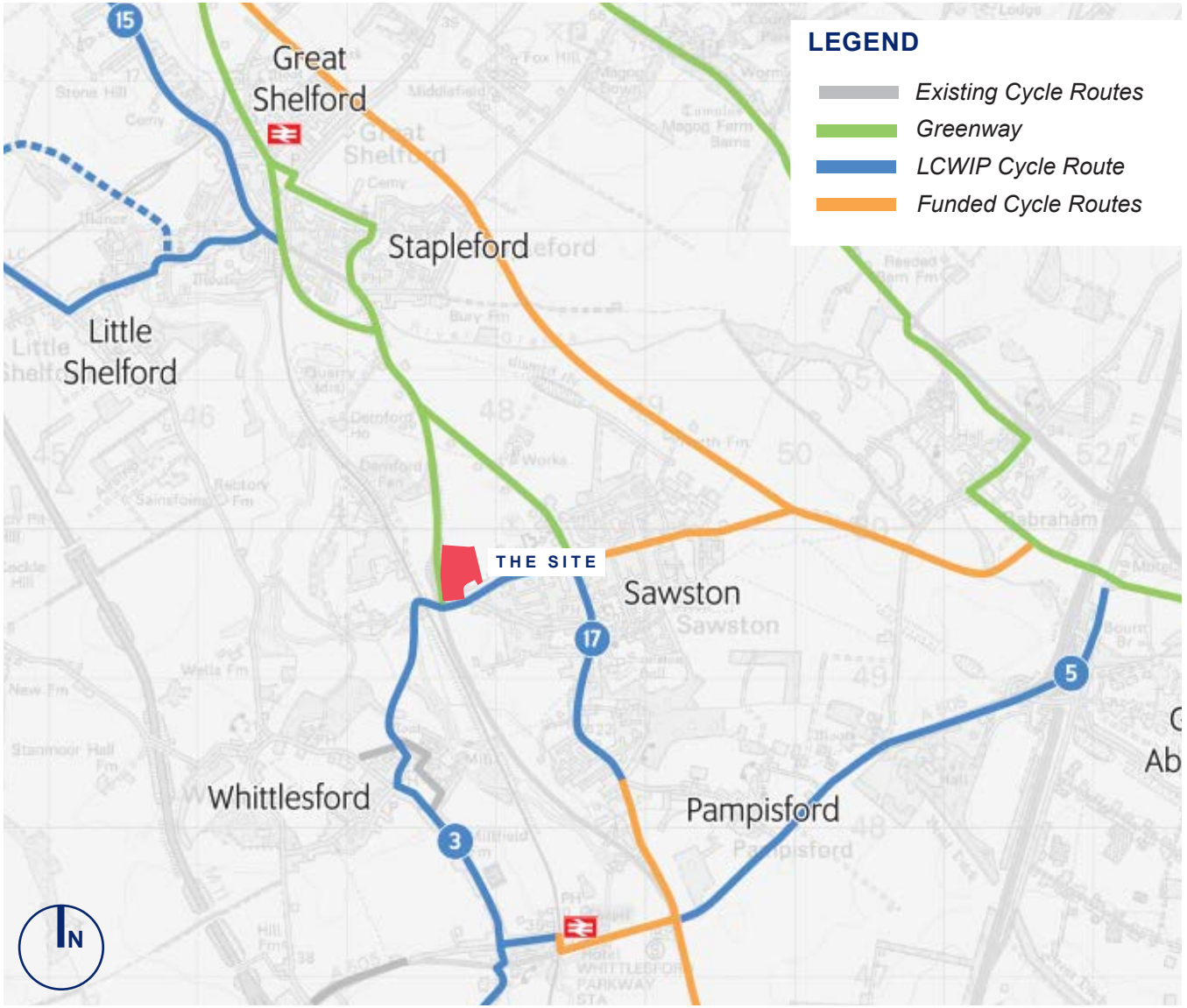


Figure 2.4: Cambridgeshire's LWCIP diagram

CAMBRIDGE SOUTH EAST TRANSPORT: PHASE 2

Cambridge South East Transport (CSET) is a major transport infrastructure scheme being promoted by the Greater Cambridge Partnership and Cambridgeshire County Council.

The scheme's second phase proposes a new guided busway between the A11 Travel Hub in Babraham and Cambridge South Station. This will include a stop on the eastern side of Sawston, providing a direct link to Cambridge South Station via a 9-minute bus ride.

The busway will also feature a lit, paved pedestrian and cycleway running its full length, improving active travel provision into Cambridge from Sawston. This will make Cambridge South accessible via a 21-minute cycle ride from the bus stop, with the busway and bus stop themselves just a 30-minute walk or 7-minute cycle from the Site.

CSET submitted its Phase 2 application to the Department for Transport in January 2025. The application remains live, with public consultation taking place in 2026.

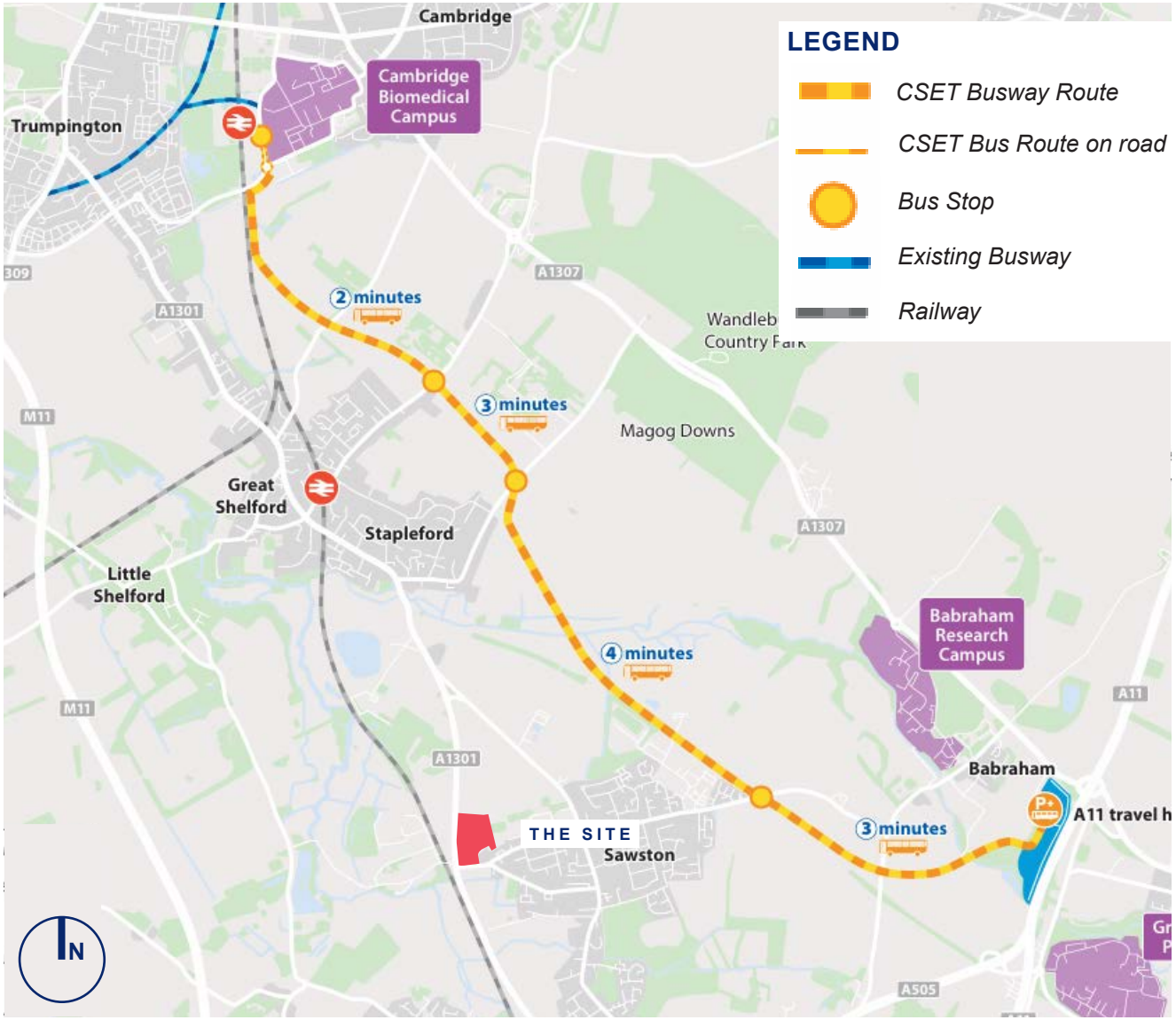


Figure 2.5: Cambridge South East Transport Phase 2 diagram

TOPOGRAPHY

The Site lies on a gently rising topography moving from towards the low lying fens to the north of the Site.

The Site itself is relatively flat existing at a slightly elevated point between 30-21m above sea level.

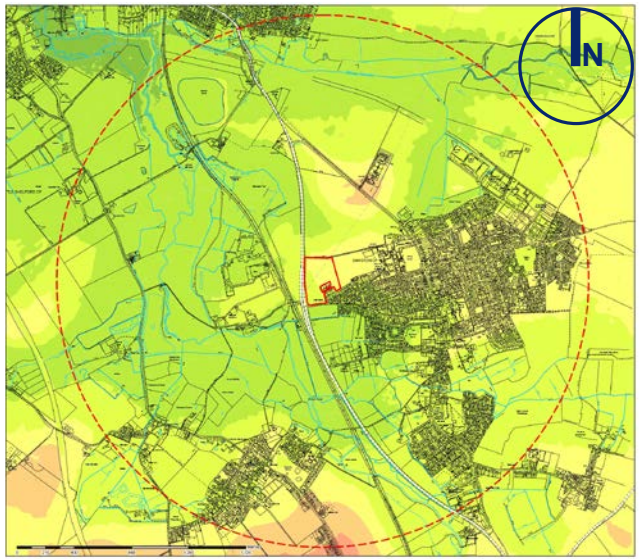


Figure 2.6: Topographic Map

LEGEND

- Site
- 2km Radius
- 11m-15m AoD
- 16m-20m AoD
- 21m-25m AoD
- 26m-30m AoD
- 31m-35m AoD
- 36m-43m AoD

FLOOD RISK

The Site lies entirely inside flood zone 1.

As part of the development of the masterplan the drainage strategy must be addressed early and integrated through a multifunctional Sustainable Urban Drainage System (SuDS), capable of managing surface water risk while contributing positively to the landscape.

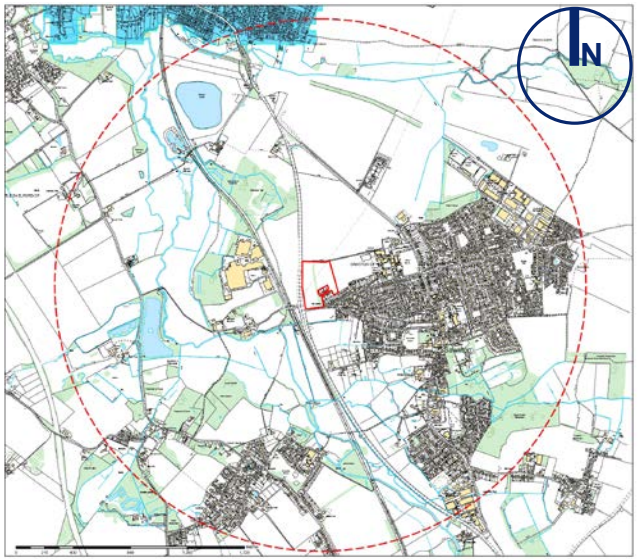


Figure 2.7: Flood Risk Map

LEGEND

- Site
- 2km Radius
- Flood Zone 3
- Flood Zone 2

SIGNIFICANT VEGETATION / HABITAT

There are several areas of significant vegetation/habitat nearby to the Site.

A tree belt runs north to south through the Site, as identified in the mapping. Several larger clusters of woodland cover are also present to the south and west of the Site, as well as to the south-east of Sawston village.

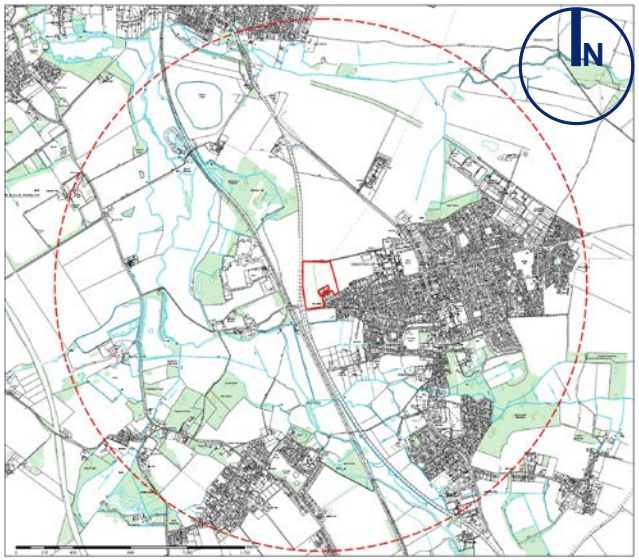


Figure 2.8: Significant Vegetation Map

LEGEND

- Site
- 2km Radius
- Woodland Cover

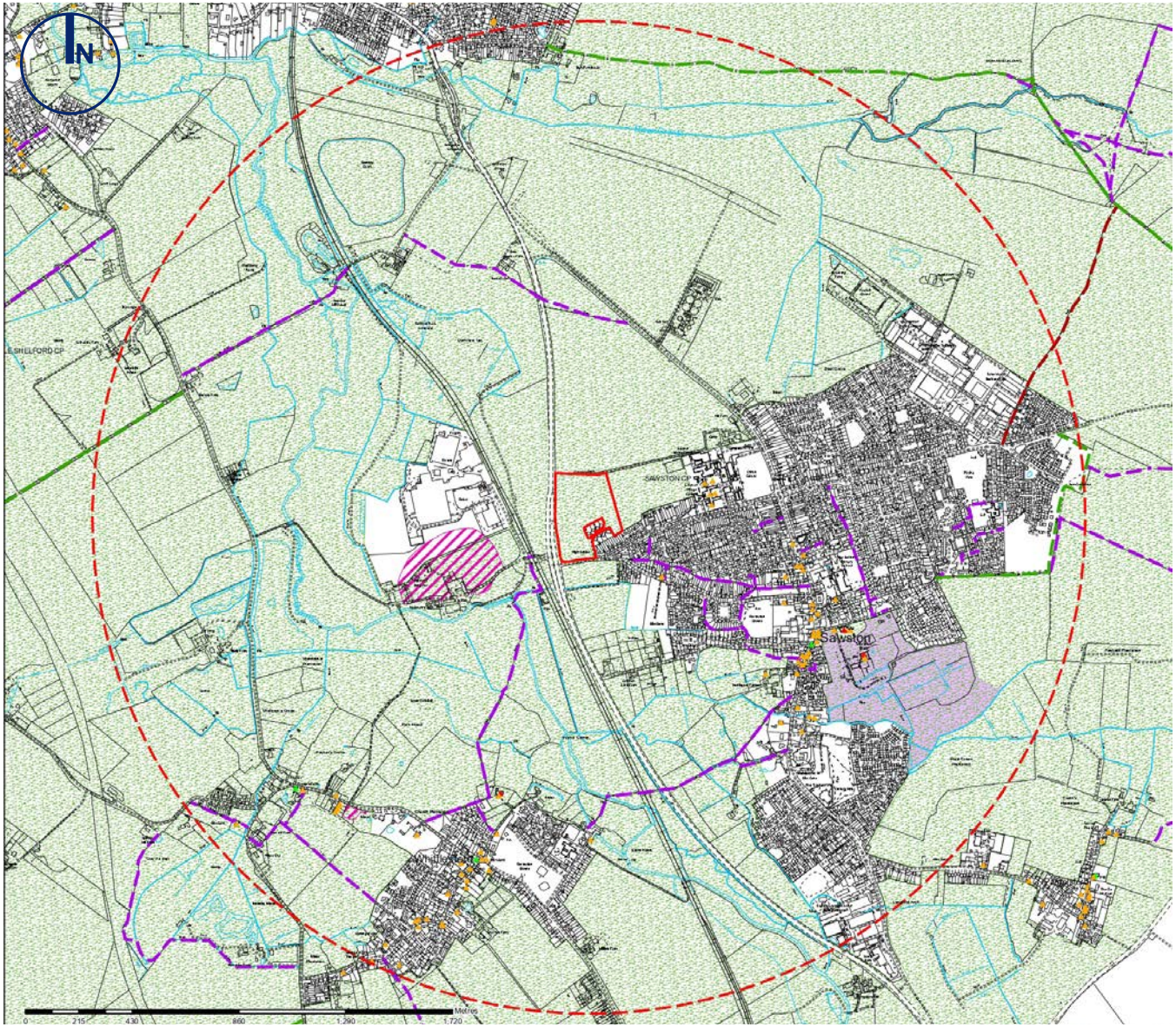


Figure 2.9: Local Designations Map

DESIGNATIONS

A number of heritage and recreational designations lie in close proximity to the Site. Sawston Conservation Area and several listed buildings are located nearby, predominantly to the south-east, forming an important part of the Site's wider historic context. A scheduled monument also lies to the west of the Site, on the southern border of Sawston Business Park.

The Site is well connected to the surrounding public rights of way network. Public Footpath 196/15 lies just west of the Site, across from the railway, serving as a recreational route running from Sawston Business Park south to Whittlesford. Footpath 196/20 runs south-east of the Site into the centre of Sawston.

LEGEND

- Site
- 2km Radius
- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Bridleway
- Footpath
- Restricted Byway
- Scheduled Monument
- Green Belt
- Conservation Area

03. DESIGN CONSIDERATIONS

Through a desktop investigation, a number of opportunities and constraints have been identified, providing a framework within which the proposed development will be brought forward.

The proposed development presents an opportunity to create a considerate, sustainable, and well-designed scheme. It aims to deliver a mix of house types and tenures within a well-connected setting, while respecting the surrounding landscape. By making efficient use of land, the scheme can generate substantial benefits for the local community — sensitively adding to Sawston's existing built form character and addressing identified housing needs.

MOVEMENT

The Site is accessed from Mill Lane along its southern boundary. The Local Cycling and Walking Infrastructure Plan (LCWIP) identifies Mill Lane as a cycle route, creating an ***opportunity*** to improve connectivity by linking the Site to this route.

The eastern boundary fronts the A1301, where the LCWIP identifies the proposed Sawston Greenway. The Site is well positioned to benefit from this route, with an ***opportunity*** to establish connections that increase active travel options for future and existing residents.

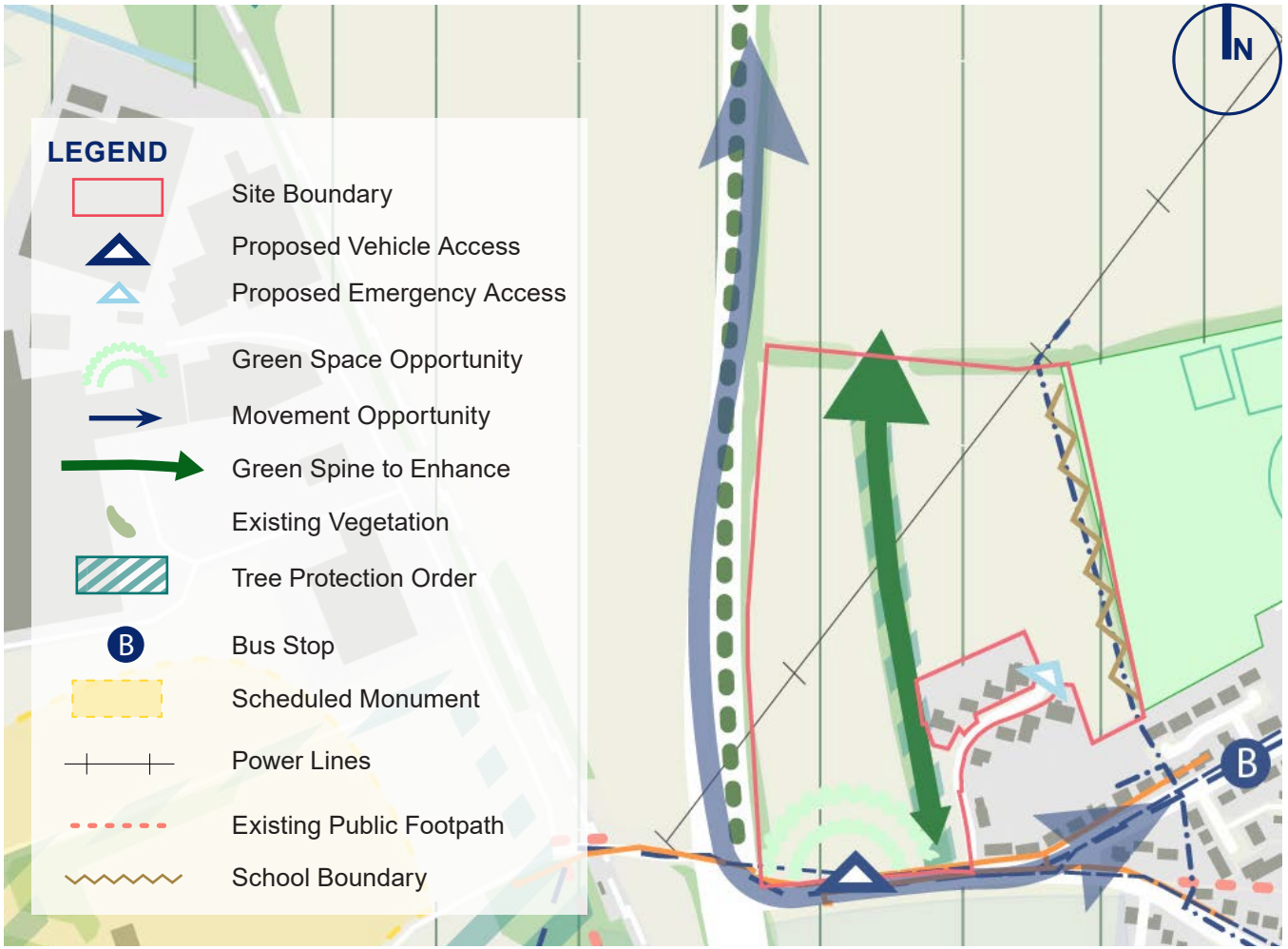
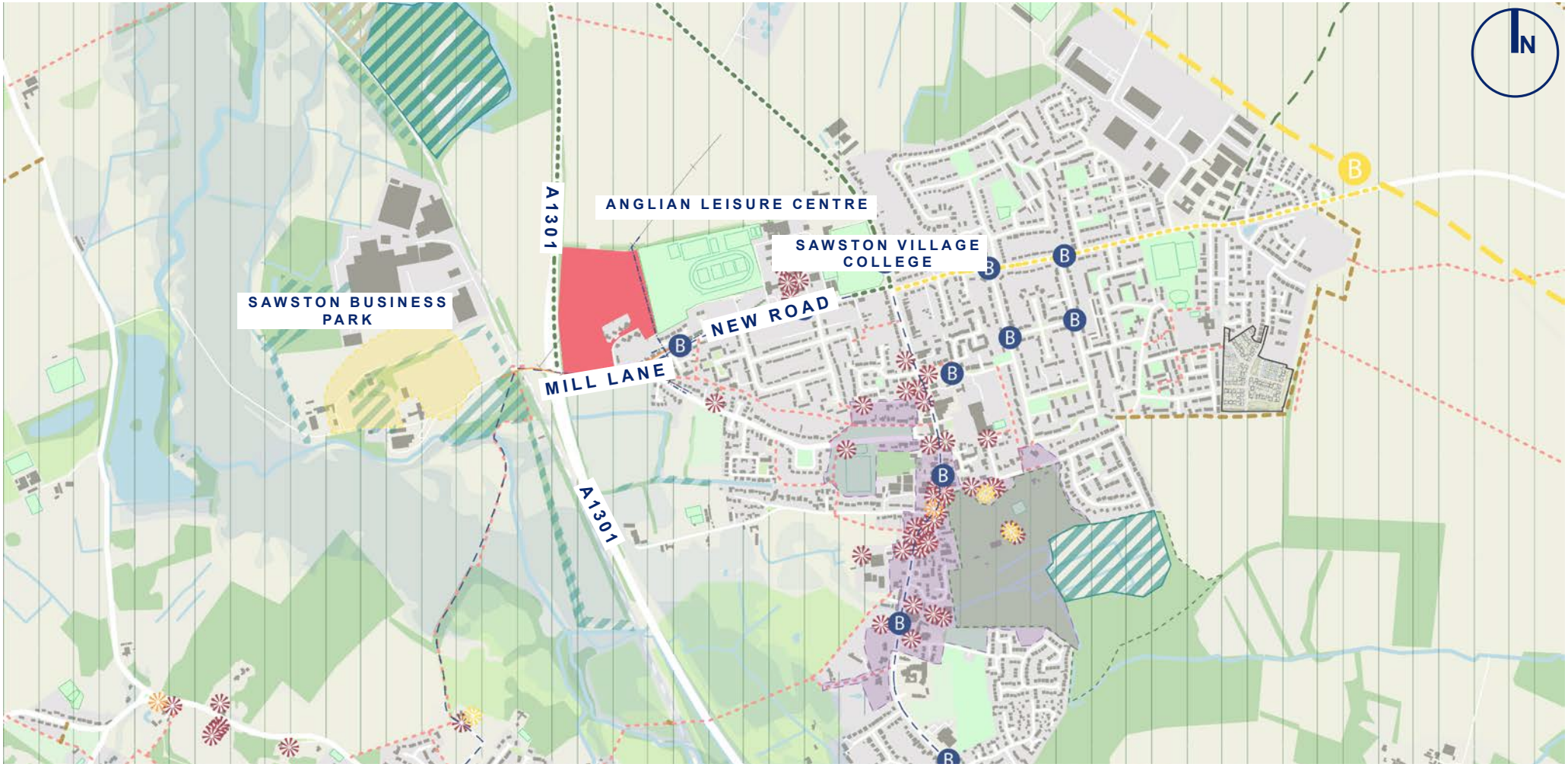


Figure 3.1: Consolidated Opportunities and Constraints


ANGLIAN LEISURE CENTRE
SAWSTON VILLAGE COLLEGE
SAWSTON BUSINESS PARK
NEW ROAD
MILL LANE
A1301
A1301
N
Site Boundary
LCWIP Cycle Route
Greenway
Funded Cycle Routes
Guided Busway Stop
Bridleway
Restricted Byway
Grade I Listed Building
Grade II* Listed Building
Grade II Listed Building
Flood Zone 2
Flood Zone 3
Surface Water flood risk
1 in 100 year event
Green Belt
Conservation Area
Existing Vegetation
Tree Protection Order
Bus Stop
Scheduled Monument
Existing Public Footpath
Registered Parks & Gardens
County Wildlife Site
Guided Busway Route
Guided Busway Stop

GREEN BELT

Taken together, the Green Belt assessments for SA20 and SA21 indicate that release of the Site would result in low to moderate harm overall; a relatively limited ***constraint*** when weighed against the ***opportunity*** the Site presents for sustainable, well-integrated growth.

While SA20's contribution to maintaining the quality of Cambridge's setting is moderate, its role in preventing the merging of communities is limited; conversely, SA21 contributes more meaningfully to preventing merging, but only limited to Cambridge's setting, with negligible impact on the wider Green Belt. This complementary pattern suggests the Site's release would not undermine the fundamental purposes of the Green Belt in this location, supporting the case for its release as part of a considered, landscape-led development.

HERITAGE

The Site's proximity to the historic core of Sawston provides an ***opportunity*** to enhance the setting of these historic assets by improving the experience of entry into the village along both the A1301 and Mill Lane. This enhanced village gateway will make use of an overlooked green space along Mill Lane, with carefully considered landscaping and urban form that reflects Sawston's village character and strengthens local identity. This approach will help ensure the proposed development is well integrated with the existing village and contributes positively to its sense of place.



VIEW ALONG MILL LANE TOWARDS A1301, WITH SITE TO THE LEFT

Figure 3.2: View of Site



Figure 3.3: Historic Map 1900

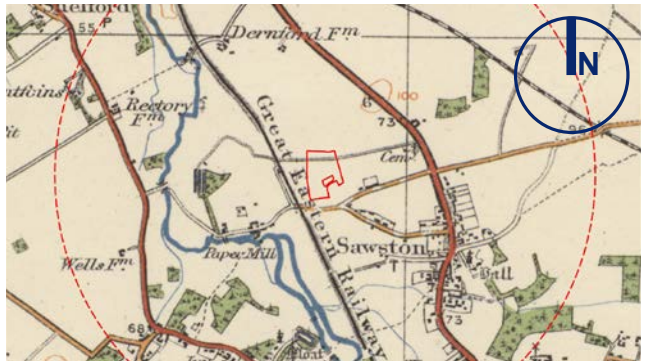


Figure 3.4: Historic Map 1925



Figure 3.5: Historic Map 1955

LAND USES

The Site has remained in agricultural use since at least 1900, and has likely formed part of Sawston's productive farmland for considerably longer, reflecting the village's long-established agricultural heritage. Today, the land continues to be actively managed for arable cereal production.

Looking forward, the Site presents a strategic ***opportunity*** to create a well-defined and attractive extension to Sawston that responds positively to its landscape setting and existing community. Through the careful integration of built form, green infrastructure, and public open space, development can establish a distinctive new neighbourhood that enhances local amenity, biodiversity, and connectivity.

A key ***opportunity*** lies in the proposed creation of the Sawston Greenway, which will run alongside the A1301. Routing the Greenway through the western portion of the Site could further separate it from traffic, providing an attractive and functional route that strengthens links between new and existing communities on the western edge of Sawston. By enhancing active travel connections to Great Shelford and Cambridge, the Site can support healthier lifestyles and improve access to nearby services, facilities, and recreational assets.

The Site also offers a sustainable and logical location for future residential growth. Its contained and clearly defined boundaries provide an ***opportunity*** to accommodate development while protecting the wider agricultural and ecological landscapes beyond.

TOPOGRAPHY

The Site's topography is characterised by a gentle fall from approximately 29m Above Ordnance Datum (AOD) in the north-east to around 22m AOD in the south-western corner. While subtle, this change in level provides an important framework for the design of the development, informing the placement of sustainable drainage features, landscape structure, and planting strategy.

The natural landform presents an ***opportunity*** to integrate SuDS within a coordinated green infrastructure network, delivering both drainage and biodiversity benefits while contributing to the Site's overall character. Landscape proposals can respond to the Site's topography through the strategic placement of planting and open space, helping to soften views from the village core and the wider open countryside to the west.

LEGEND

- Site Boundary
- Contour lines 1.5m intervals
- Existing Vegetation
- Tree Protection Order
- Public Open Spaces & Sport Facilities

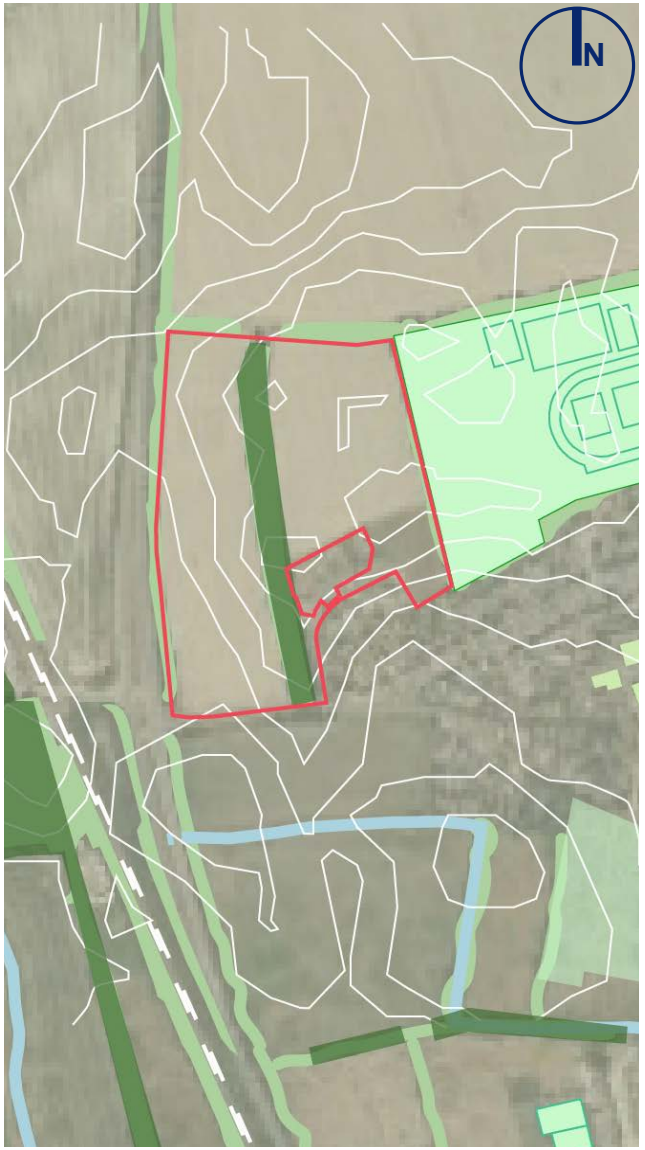


Figure 3.6: Topography and Vegetation Diagram

VEGETATION

The Site benefits from a strong framework of established vegetation. A mature tree belt, approximately 20m wide, runs through the centre of the Site and is subject to a Tree Preservation Order. This presents a ***constraint***, in that the tree belt must be preserved.

A tree survey undertaken across the Site has identified that several trees within the belt are dying or dead. This presents an ***opportunity*** to remove these specimens and reprovide planting elsewhere across the Site, delivering a healthier, more resilient tree stock as part of a wider landscape strategy.

Established planting also lines the western and northern boundaries, providing a well-defined edge along the A1301. There is an ***opportunity*** to enhance these landscape buffers through additional native planting, strengthening their screening function, reducing noise and pollution from the road, and reinforcing the rural character that defines these approaches to the village.



VIEW ALONG MILL LANE TOWARDS SAWSTON, WITH VIEW OF CENTRAL TREE BELT

Figure 3.7: View of Site

UTILITIES

An Anglian Water foul sewer runs through the southern and eastern portions of the Site. This presents a ***constraint***, as a 3m easement will be required around the sewer, but also an ***opportunity*** to deliver high-quality green spaces and green corridors connecting across the Site.

Similarly, overhead power lines currently run through the Site. These would need to be moved underground, requiring a 2–3m easement — presenting a further ***opportunity*** to create green movement corridors across the Site.

A Cadent Gas pipeline also runs along the Site's southern boundary. This reinforces the ***opportunity*** to deliver a green gateway into the village, providing high-quality public open space while respecting the required easement for the asset.

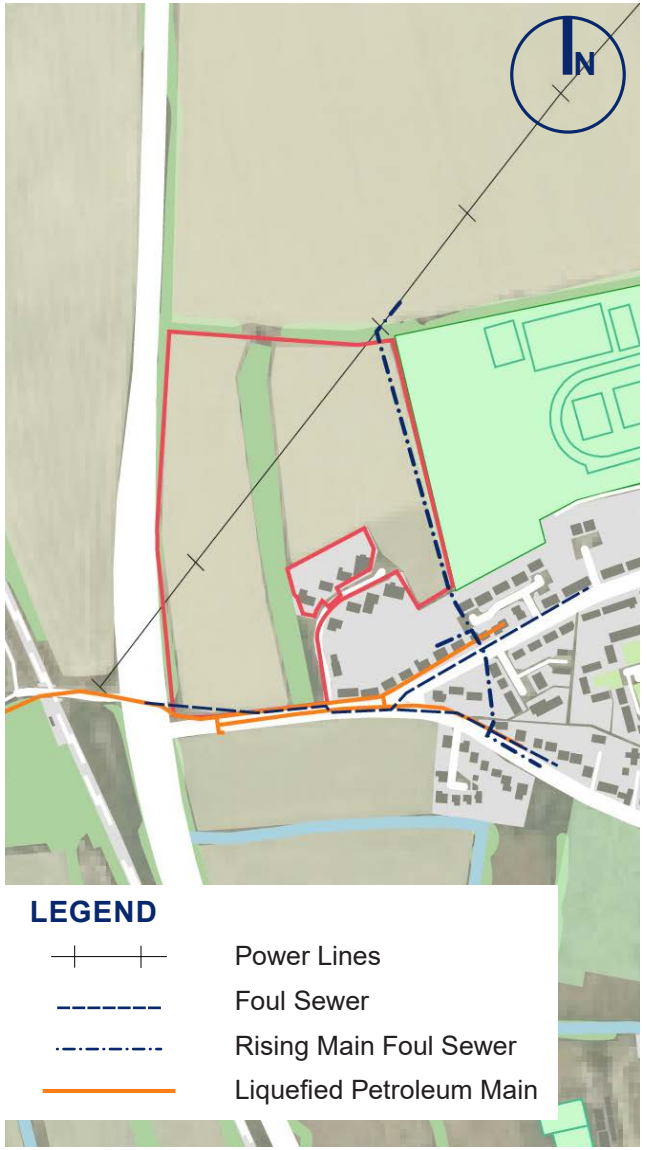


Figure 3.8: Utilities Map

TECHNICAL WORK UNDERTAKEN

DRAINAGE

Technical assessments by EAS confirm that the Site is suitable for development from both a flood risk and drainage perspective. The proposed development is sequentially located within the lowest flood risk areas of the Site, with no built development proposed within the limited area affected by the Climate Change Flood Zone along the southern boundary and Mill Lane access.

The Site lies wholly within Flood Zone 1 and is outside the Environment Agency's modelled fluvial flood extents, indicating a low risk of river flooding. Surface water flood risk is also limited to small isolated low points, which are expected to be addressed through the development process and the incorporation of sustainable drainage measures.

A comprehensive SuDS strategy is proposed, centred on infiltration basins and complemented by features such as swales, rain gardens and permeable paving. These measures will manage surface water runoff, enhance landscape quality and support biodiversity objectives.

Overall, the findings demonstrate that flood risk and drainage constraints can be effectively managed, providing confidence that the Site can accommodate development in a safe, sustainable and resilient manner.

HIGHWAYS

The Transport Assessment, completed by EAS, highlights that the Site is well positioned to promote sustainable travel choices, benefiting from strong walking, cycling and public transport connections. Existing footways along Mill Lane provide links into Sawston, placing schools, shops, healthcare facilities and community services within easy reach. The Site also benefits from access to strategic cycling routes, including the Sawston Greenway, strengthening connections to Cambridge and the wider area.

Public transport accessibility is supported by regular bus services connecting Sawston with Cambridge and surrounding settlements, while nearby rail services at Whittlesford Parkway and Great Shelford provide access to the wider rail network. Overall, the Site is recognised as having moderate to good connectivity, with particularly strong cycling accessibility.

The proposed development can be safely served by a new primary access from Mill Lane, with a secondary emergency access provided via White Field Way. Parking, servicing and movement arrangements will be designed in accordance with local standards and integrated within a high-quality, connected layout.

Overall, the findings confirm that there are no fundamental transport or accessibility constraints to development, and that the Site offers an excellent opportunity to support a sustainable, well-connected new neighbourhood.

ARCHAEOLOGY

The archaeological assessment, undertaken by Iceni, identifies varying potential for previously unknown archaeological remains across the Site, including medieval and post-medieval features of local significance and more limited potential for prehistoric and Roman remains of regional significance. However, no archaeological constraints have been identified that would prevent development from coming forward.

The findings indicate that any archaeological remains present are unlikely to represent a significant planning risk and that any impacts arising from development can be appropriately managed through a programme of evaluation, design-led mitigation and, where necessary, targeted archaeological investigation.

Further work, including a detailed archaeological desk-based assessment and consultation with the relevant archaeological advisors, will help refine the understanding of the Site's archaeological potential and inform a proportionate mitigation strategy.

Overall, the assessment demonstrates that archaeological considerations can be effectively addressed through the planning and development process, enabling development to proceed while ensuring any heritage assets of archaeological interest are appropriately recorded, protected or mitigated.

ECOLOGY

Ecological assessment carried out by Arbtech, have identified that the proposed development will result in a loss of existing biodiversity value and will therefore be required to demonstrate Biodiversity Net Gain (BNG) through the planning process. This presents an opportunity to deliver meaningful habitat enhancements and secure long-term ecological improvements across the Site.

Further ecological surveys will be undertaken to inform the design, including assessments for reptiles, breeding birds and wintering birds. The findings will help ensure that important species and habitats are appropriately protected and enhanced as part of the development proposals.

A sensitive approach to construction and operation will be adopted, including the preparation of a Construction Environmental Management Plan (CEMP) where required and the implementation of a low-impact lighting strategy designed in accordance with current best practice for protected species, particularly bats. In addition, precautionary working methods will be incorporated throughout the development process to minimise ecological impacts.

Overall, the findings demonstrate that ecological considerations can be successfully integrated into the design, providing opportunities to enhance habitats, support local wildlife and deliver measurable biodiversity benefits alongside new development.

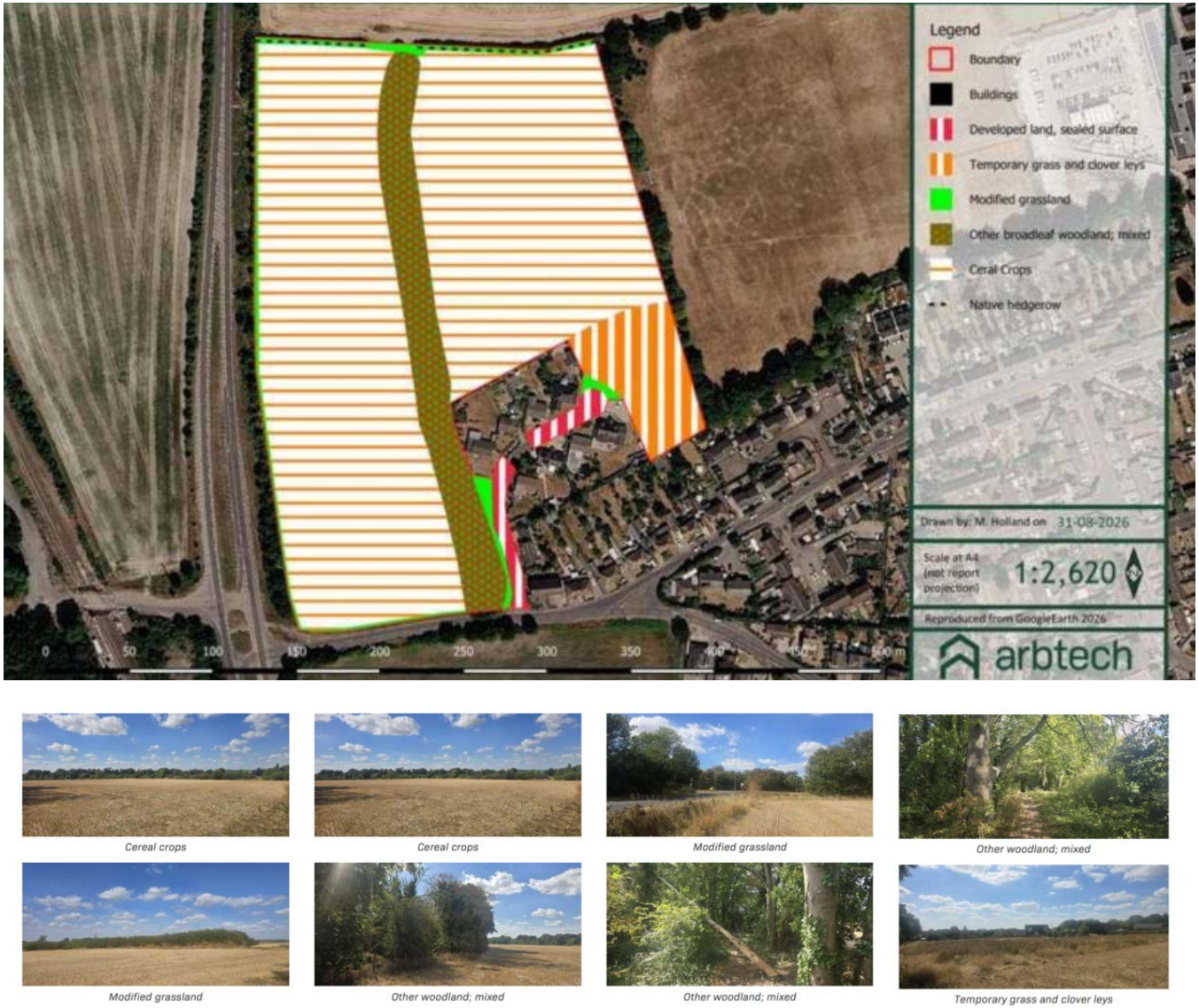


Figure 3.9: Ecology Findings

HERITAGE

A detailed assessment of the Site's heritage context has been undertaken, by Iceni, in accordance with national planning policy and Historic England guidance. The assessment reviewed designated and non-designated heritage assets within the surrounding area and considered the contribution that the Site makes to their setting and significance.

The findings conclude that the Site does not contribute to the significance of nearby heritage assets and that residential development is unlikely to result in harm to their setting, character or appreciation. As a result, there are no identified heritage constraints that would prevent the principle of development on the Site.

Overall, the assessment demonstrates that the Site can accommodate sensitively designed residential development without adverse effects on the significance of surrounding heritage assets, supporting the efficient and sustainable use of land while respecting the area's historic environment.



Figure 3.10: Heritage Mapping

04. OUR VISION

Land at Mill Lane, Sawston presents a unique opportunity to create a high-quality addition to the village within a well-connected, landscape-led setting.

The scheme will establish a distinctive green gateway into Sawston, retaining and reinforcing existing tree belts and vegetation to create an attractive, characterful entrance to the village. Building on this landscape-led foundation, the development will strengthen connections across Sawston and beyond — combining outdoor recreation spaces with key active travel corridors to integrate seamlessly with the village's existing built form, community, and wider network linking Sawston Business Park, Great Shelford, and Cambridge.

Together, these principles underpin the delivery of sustainable housing growth: a considered mix of homes that meet local housing needs early in the Local Plan period, while supporting strategic ecological enhancements and Biodiversity Net Gain that contribute to a wider biodiversity strategy.

GREEN GATEWAY

Enhancing the entrance to Sawston by retaining and reinforcing tree belts, creating an attractive green character, and introducing residential frontages that reflect the village's local character. A landscape-led approach will protect and enhance existing vegetation, strengthen ecological networks across the wider landscape, and establish a distinctive green gateway into the village.

CONNECTION FOCUSED

Integrating seamlessly into Sawston's existing urban and landscape fabric, strengthening links between Sawston Business Park, Sawston Village, Great Shelford, and Cambridge. Enhanced active travel routes and thoughtfully placed public amenities will foster accessibility, connectivity, and a vibrant, community-focused environment for current and future residents.

DELIVERING SUSTAINABLE HOUSING GROWTH

Delivering a neighbourhood that complements Sawston's established sense of place, with homes that help meet local housing needs early in the Local Plan period. A considered mix of sustainable homes will support existing and planned community facilities, creating a balanced addition to Sawston that reinforces the village's long-term growth.

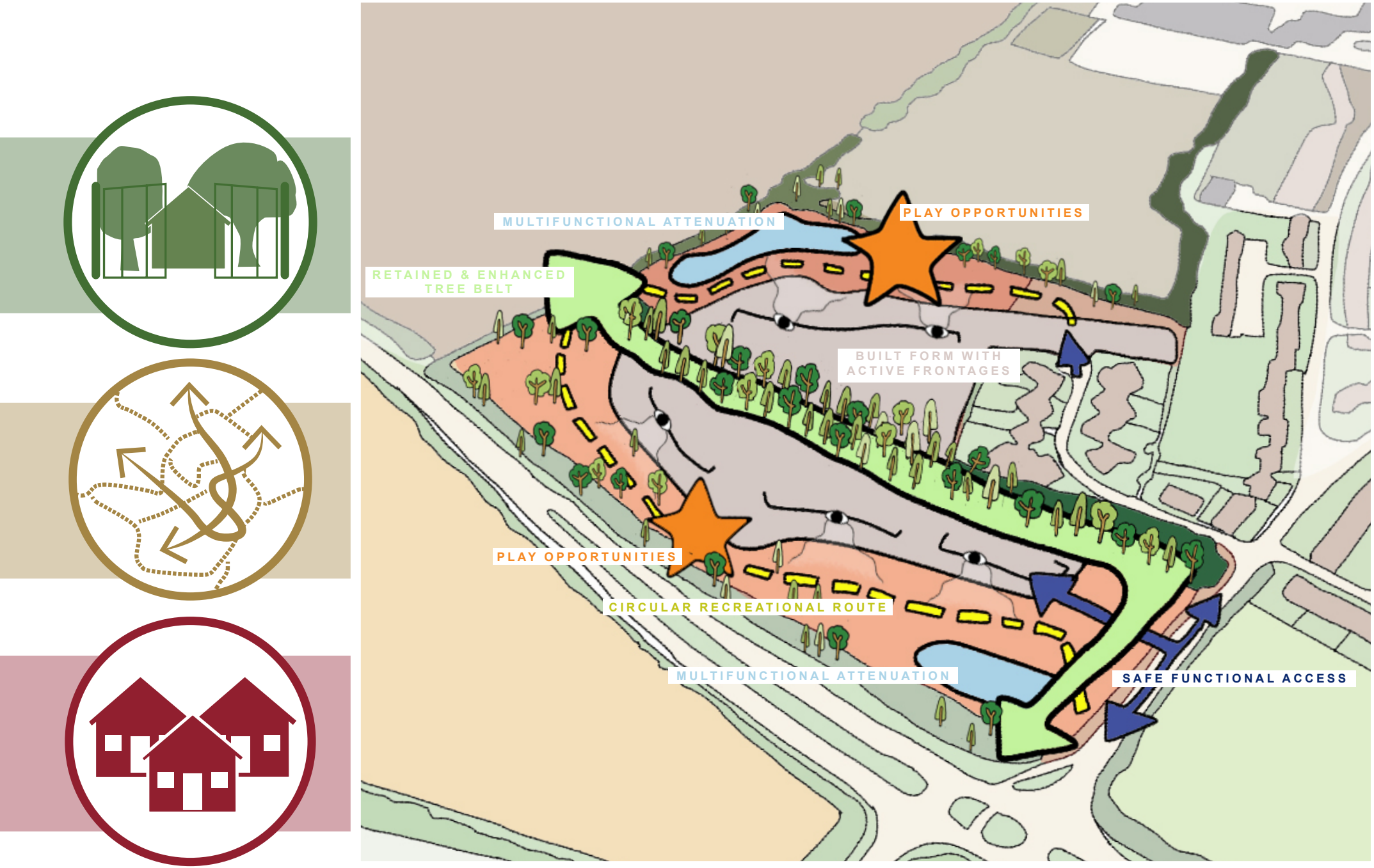


Figure 4.1: High Level Vision Sketch

05. FRAMEWORK MASTERPLAN

Following a detailed desktop investigation, a number of constraints and opportunities were identified, which have directly informed the Framework Masterplan. The resulting plan is landscape-led, responding sensitively to the Site's existing characteristics and to Sawston's surrounding context.

The Site offers the opportunity to deliver a high-quality, sustainable development of up to 200 new homes. Development parcels take cues from Sawston's existing built form, with block shapes and outward-facing frontages that create a complementary addition to the village.

The Masterplan places multifunctional open space at its heart, with 3.52ha proposed across the Site. This comprises high-quality, publicly accessible parkland, enhanced and retained woodland belts, and multifunctional drainage ponds, brought together through the thoughtful integration of landscaping and planting. Play space has been carefully located within both parcels, positioned in safe, accessible locations that lend each area distinct character while ensuring accessibility for all residents.

SITE AREA	**6.86HA**
DEVELOPABLE LAND INCLUDING INFRASTRUCTURE	**3.34HA**
OPEN SPACE SOUTH CAMBRIDGESHIRE COUNCIL OPEN SPACE POLICY SC/7 REQUIRES 2.8HA PER 1000	**3.52HA** PROVIDED **51%** OPEN SPACE

- Site Boundary
- Primary Road
- Secondary Road / Private Drive
- Proposed Site Access
- Proposed Emergency Access
- Proposed Internal Footpaths
- Existing Bus Stop
- Play Space
- Attenuation Basin
- Developable Area & Frontages
- Preserved & Enhanced Wood
- Existing Public Footpath
- Utilities Corridor
- Tree Protection Order
- Greenway
- Grade II Listed Building
- Additional Access link subject to further technical input



Figure 5.1: Framework Masterplan

GREEN SPACE CHARACTER

EAST ANGLIAN CHALK

The Site lies within the East Anglian Chalk National Character Area, a distinctive, open landscape characterised by smooth, rolling chalkland hills, large arable fields, low hawthorn hedgerows, sparse tree cover, and expansive views. Distinctive features include chalk grassland, beech belts along straight roads, and occasional hilltop copses, which form prominent landmarks within the wider landscape.

This landscape context has informed the design of the Framework Plan, with several areas featuring East Anglian Chalk-inspired planting. These will be characterised by species-rich chalk grassland, native hedgerows, wildflower-rich verges, and strategically placed groups of native trees — reflecting the open, distinctive character of the surrounding chalk landscape. Examples are shown below.



Figure 5.2: East Anglian Chalk Character Imagery



Figure 5.3: Landscape Character Area Masterplan

PLAY AREA

The Site's green infrastructure strategy extends to positive, well-integrated spaces for play. These will offer equitable access via active travel and natural surveillance, encouraging both use and safety.

Play areas — both equipped and informal — will draw on the 10 Principles of Play, using natural play equipment to create a range of opportunistic and equipped experiences. Design will treat the setting as equally important as the equipment itself, with integrated seating, vegetation, and non-programmed play encouraged alongside equipped provision. Seating will move beyond simple benches, allowing flexible use by all members of the community.



Figure 5.4: Play Area Imagery

BUILT FORM CHARACTER



Figure 5.5: Chalk Row Character Area Imagery

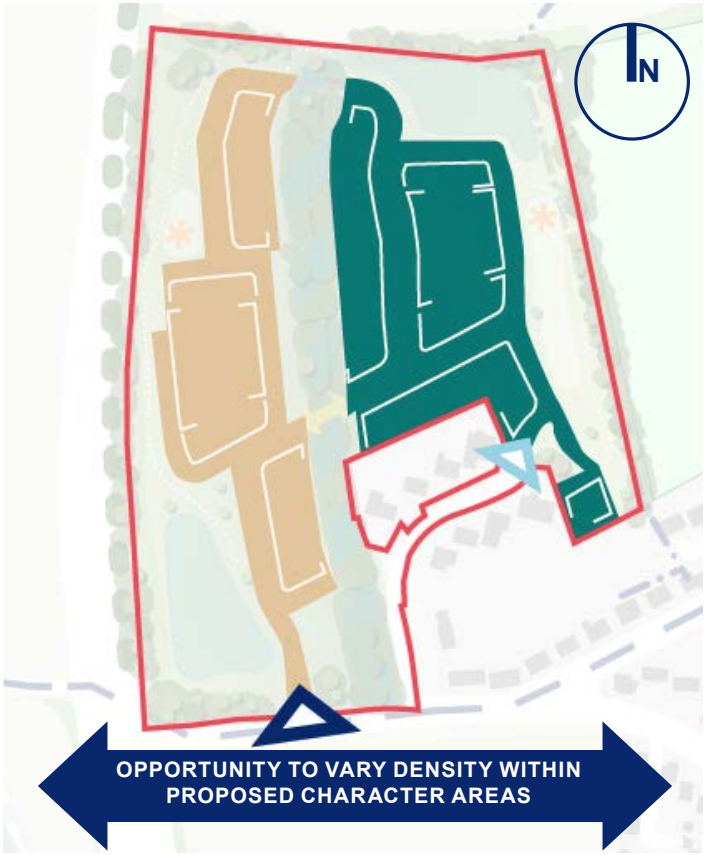


Figure 5.6: Character Area Masterplan



Figure 5.7: Sycamore Lane Character Area Imagery

CHALK ROW

- The Site's 'Chalk Row' character area will occupy the western parcel of the Site. Defined by mown and tussocky grassland, with views towards tree belts and open farmland, this landscape will inform both the built form and surrounding green space.
- To reflect a considered approach to natural boundaries and preserve key vistas through the development, this character area will be carefully aligned with existing landscape features of the central tree belt. This approach creates opportunities for natural surveillance over adjacent play features, and can be complemented by varied building setbacks and integrated planting to reinforce landscape quality.
- Adjacent landscaping will draw on native species throughout, creating rich grassland interspersed with wildflower planting, scattered trees, and hedgerows, not detracting from the quality of the existing tree belt.

SYCAMORE LANE

- The Site will respond to the built areas to the east and south, with the 'Sycamore Lane' character area in the eastern parcel of development referencing the key structural quality of the existing central tree belt.
- The built form will encourage community interaction through higher density, drawing influences into the Site via street trees and details reflective of Sawston's historic centre, as well as reflecting proximity to existing built form on White Field Way.
- The Sycamore Lane character will also be reflected in open space, with a mosaic of native trees and shrubs complementing a multifunctional network of swales and SuDS features.

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