

Land at Boxworth End, Swavesey

**Response to the Housing and Employment Land
Availability Assessment (HELAA, September 2021)
& appraisal of land at Boxworth End, Swavesey (site
ref. 40042).**

December 2021

AXIS
LAND PARTNERSHIPS

1.0 Introduction

This document is submitted by LDA Design on behalf of Axis Land Partnerships ('Axis') to the Greater Cambridge Local Plan: First Proposals consultation 2021. It provides a response to the Housing and Employment Land Availability Assessment (HELAA, September 2021) appraisal of land adjoining 107 Boxworth End, Swavesey (site ref. 40042).

Axis are promoting land at Boxworth End, Swavesey to provide approximately 70 new market and affordable homes, within a high quality landscaped setting which responds to the existing rural character of the site and which encourages biodiversity and retains existing valuable ecological features. Axis have promoted the site throughout the Local Plan process, and it was first submitted for consideration under the 2019 Call for Sites consultation. The site was also promoted as part of the Issues and Options consultation in February 2020. This included the submission of a Vision Document and Concept Masterplan (Mosaic, 2020) for the site which demonstrate how development of the site could respond to the various opportunities and constraints presented and would form a sustainable new housing development in the minor rural centre of Swavesey village, outside of the green belt, and with good access to public transport, local services and employment opportunities.

LDA Design are also submitting representation on behalf of Axis to the Greater Cambridge Local Plan 'First Proposals' (Regulation 18: Preferred Options 2021) consultation. The spatial strategy set out in the First Proposals Plan consultation document does not currently allocate land at Boxworth End, Swavesey for development. We consider it is appropriate and necessary to allocate this site for development, noting the potential to deliver new housing in a sustainable location, to help ensure the Council meet the housing need identified.

2.0 Land adjoining 107 Boxworth End, Swavesey

(Site Ref. 40042)

On behalf of our client, Axis Land Partnerships, we are promoting 'Land East of Boxworth End, Swavesey' for development. The site would form part of the wider 'Rest of Rural Area' defined in the GCLP First Proposals Plan but is not currently allocated for development.

The site has been promoted throughout the Local Plan process and was assessed by the Council in the Housing and Employment Land Availability Assessment (HELAA, September 2021) under site ref. 40042. The HELAA (Appendix 2) concludes that the site is not currently developable and has therefore been discounted as a potential allocation. The detailed site assessment is provided in HELAA Appendix 4(c).

It is important to note that the Council already agree in the HELAA that the site is Achievable (likely to be viable and deliverable) and Available (likely to be deliverable within 0-5 years of the Plan period). However, the Council conclude the site is not entirely suitable for development, having been assessed as scoring 'Red' against only one of the key criteria used in the assessment methodology. The HELAA states:

"Sites were deemed to be unsuitable if they were assessed as 'Red' against any of the criteria used".

However, we consider that the Council's assessment of the site is not accurate and that the concerns raised resulting in a 'Red' score in relation to 'Site Access' have not been fully considered and could be appropriately addressed and mitigated. As such, the 'Red' scores should at least be 'Amber' and the site would be suitable for development. We provide detailed comments on the findings of the HELAA below. Our comments should be read alongside the various supporting technical information that has been prepared and is submitted with our representations to the Plan, as referenced below.

Red Scores

Site Access

The HELAA assessment only identifies one red score in relation to land east of Boxworth End, Swavesey (Site Ref. 40042). This relates to the 'Site Access' and the HELAA states:

"If over 100 dwellings two points of access are required to accord with the advice of the Cambridgeshire Fire and Rescue".

However, current proposals for the site seek to deliver c. 70 residential dwellings in total, as demonstrated in the Vision Document (Feb 2020) prepared and submitted in response to the Issue and Options consultation in early 2020 and enclosed again as part of these representations (Appendix 1). A site capacity of c. 70 dwellings is considered to be appropriate and has been informed having regard to the site context and wider opportunities and constraints, including the need to maintain existing vegetation and strengthen the planted buffers around the site boundaries, the need to protect and enhance biodiversity and existing features with ecological potential, the need to provide open space for play and recreation and maintain views to the wider open countryside, and the need to avoid areas of

flood risk and allow space for SUDS for surface water mitigation and management on site. The Vision Document presents a masterplan that delivers on all these elements, thus resulting in capacity for c.70 dwellings. Accordingly, provision is made for a single site access from Boxworth End, in the south-west corner of the site. This follows an existing point of access into the site and a break in the existing residential frontage along Boxworth Road.

For c.70 dwellings it is considered that a single point of access would be acceptable to Cambridgeshire Fire and Rescue and would be designed to accommodate access for emergency vehicles.

Some initial work has been carried out by Stantec in respect of the transport strategy for this site, including initial design for a single access onto Boxworth End prepared in accordance with highways design guidance. The initial advice from Stantec concludes that

“it is considered that the site is deliverable, accords with national and local transport policy guidance, and that therefore there are no transport nor highways reasons why Land East of Boxworth End, Swavesey should not be allocated for residential development in the Greater Cambridge Local Plan”.

Having reviewed the HELAA, we note that other sites that score ‘Red’ in relation to ‘Site Access’ are consistent in the requirement to provide for two points of access where there is considered to be capacity for over 100 dwellings. However, further commentary is added in the HELAA in relation to all of these other sites to state “No possibility of creating a safe access”. This additional critique is not included in the assessment of land adjoining 107 Boxworth End (Site Ref. 40042) which suggests the Council do not consider that there is not a suitable solution or site access arrangement that could be designed for this site. The existing connection to Boxworth Road provides a natural entrance to the site, and whilst would result in the loss of some trees in this location, it is considered that substantial replanting across the site would help to mitigate the impacts of this.

There is also a general point about consistency in the scoring approach in the HELAA. There are instances where other sites scored ‘Amber’ for Site Access, despite similar comments being made and the requirement from Cambs Fire and Rescue for two points of access if developing over 100 dwellings, (e.g. Land north of Church Street, Little Shelford, Site Ref: 51137 and Land west of New Farm, Station Road, Longstanton, Site Ref: 40016).

We consider that appropriate access to the land east of Boxworth End, Swavesey can be provided, particularly noting the capacity of the site of c. 70 dwellings in total. Initial work has already been undertaken to design the site access arrangements (Appendix 2) and would be subject to further discussion and agreement with the Council once an application is submitted for the development of the site. It is therefore considered the proposed site access is acceptable in principle, subject to detailed design. This would remove any ‘Red’ score in relation to the site (Site Ref. 40042) and land east of Boxworth End, Swavesey would be considered suitable for development.

Amber Scores

Flood Risk

The HELAA considers that the entirety of land east of Boxworth End, Swavesey (Site Ref. 40042) is located in Flood Zone 1, considered to be appropriate for all types of development. This is agreed.

An initial Flood Risk and Drainage Appraisal has been prepared by Stantec to further understand the risk from flooding. There is an ordinary watercourse which runs along part of the southern site boundary and along the western site boundary and the south-west corner of the site is at a low, medium and high risk of surface water flooding. Additional surface water modelling is therefore required to quantify the potential depth of floodwaters across the site and would be provided with any future planning application. However the initial assessment suggests the existing channel is potentially large enough to contain the flow associated with these flood events.

The emerging masterplan, presented in the Feb 2020 Vision Document, also takes into account the flood risk associated with all dwellings located in an area at low risk of surface water flooding. Appropriate easements will be applied to the watercourse at the site to ensure it remains free from development and future maintenance access can be retained. The site has the potential to support a range of sustainable measures to manage and control surface water run-off, with the view to deliver an integrated Sustainable Drainage System (SuDS). These features will be fully joined up with ecology/habitat areas, green infrastructure, and public open space. Rather than creating simple functional 'drainage features', this integrated approach will contribute to habitat creation and enhance biodiversity, provide multi-functional amenity space, and preserve water quality. This is in line with national and local guidance.

The Stantec report concludes "This site presents an opportunity to deliver strategic growth without causing a detriment to flood risk".

Landscape and Townscape

The HELAA considers that land east of Boxworth End, Swavesey (Site Ref. 40042) is well contained but its eastern boundary is sensitive to wide panoramic views. The emerging masterplan, set out in the Vision Document (Feb 2020), seeks to maintain views through the site and leave appropriate rural gaps between areas of proposed development in order to facilitate views through the site and help to ensure connection with the open countryside to the east, which in turn helps to maintain the rural character of the village. The proposed rural gaps and views designed into the masterplan also reflect the key views identified in the adopted Swavesey Village Design Guide (2010).

The HELAA also highlights that access to the highway would result in the loss of many trees. Axis instructed a Tree Survey to be carried out in November 2019. This concluded that a number of trees would need to be removed to create the new access albeit the majority of the trees to be felled are Category C, with a few Category B trees. There are no Category A trees proposed to be removed and remaining trees and RPA's would be protected. The existing mature hedgerows around the site boundaries will be retained and enhanced where possible.

It is also important to note that when looking at the HELAA results for the other sites in Swavesey currently being promoted for development, all but one of the other proposed residential allocations in the village score red against 'Landscape and Townscape'. Land south of Fen Drayton Road (site ref. 40434) scores Amber, however we note there are other

constraints to development of this site including restrictive covenant for agricultural use and concerns in relation to site access.

Concerns were raised in relation to the majority of other promoted land parcels in Swavesey as these sites would result in encroachment outside of the linear village form and into the open countryside, isolated development away from existing residential dwellings and the loss of Important Countryside Frontages within the village which help to break up the built development and retain views into the countryside. No such concerns are raised in respect of the land east of Boxworth Road (site ref. 40042) which is already bound by existing development along the majority of the northern, western and southern boundaries of the site. Development of the site would not result in encroachment into the open countryside beyond the extent of existing development. Furthermore, development of the site would provide an enhanced landscape buffer along the eastern boundary of the site to strengthen the relationship with the wider open countryside.

In relation land east of Boxworth End, the HELAA comments, “the site is well contained but its eastern boundary is sensitive to wide panoramic views”. Within the Swavesey Village Design Guide (2010) the site is not identified as forming part of protected community green space or Important Views, does not comprise any landmark buildings and is located outside of the conservation area boundary. The Design Guide does highlight a series of valued landscape gaps or views between the adjacent houses on Boxworth End. As discussed below, these views have been considered in the development of the masterplan vision for the site and the layout of development considered to allow gaps and views through the site into the open countryside to the east.

The enclosed vision document (Feb 2020) demonstrates how the emerging masterplan has developed as a result of a landscape-led approach that will set development within a mature and attractive landscape setting, offering an idyllic character that will contribute to placemaking and retain and enhance high quality landscape features. Landscape corridors will be designed into the scheme to connect the existing pond and woodland to the wider landscape and provide an attractive outlook for new homes and enhancing the existing green space network in Swavesey. The proposals seek to retain rural character of the village through the creation of attractive natural and semi-natural landscape and connectivity to the wider rural landscape, in accordance with the priorities of the Swavesey Village Design Guide (2010) which includes “maintain the characteristic rural landscapes of the village, connections with open countryside along the main road, important rural views and glimpses”. This approach also aligns with the key themes promoted in the Greater Cambridge Local Plan, including:

- **Wellbeing and social inclusion:** Help people in Greater Cambridge to lead healthier and happier lives, ensuring that everyone benefits from the development of new homes and jobs
- **Biodiversity and green spaces:** Increase and improve our network of habitats for wildlife, and green spaces for people, ensuring that development leaves the natural environment better than it was before.
- **Great places:** Sustain the unique character of Cambridge and South Cambridgeshire, and complement it with beautiful and distinctive development, creating a place where people want to live, work and play.

Biodiversity and Geodiversity

The HELAA assess land east of Boxworth End, Swavesey (Site Ref. 40042) as 'Amber' in relation to biodiversity and geodiversity impacts, with detailed comments provided as follows:

“all residential developments will require an assessment of potential recreational impacts on nearby SSSIs. Developments resulting in discharge to ground or surface water of greater than 20m³ per day would require consultation with Natural England. Habitat in south-west corner of site including wetland and woodland may qualify as Habitats of Principal Importance/be of high ecological value and support protected and notable species. Boundary hedgerows and trees may also qualify as Habitats of Principal Importance/be of high ecological value. Great crested newt may be likely to be present as pond on-site and GCN records within 250m. Applications may find provision of a net gain in biodiversity of a minimum of 10% difficult within their red line boundaries and may need to find offsite compensation. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated”.

The site is not subject to any statutory or local environmental or landscape designations and there are no nationally designated sites within 2km and no internationally designated sites within 5km of the site. The Overhall Grove SSSI is located approx. 5km to the south of the site and the Berry Fen SSSI and Ouse Washes SSSI are located approx. 7km to the north of the site. The site falls within the SSSI Risk Assessment Zone and therefore consultation with Natural England would be required in respect of new housing developments and will require an assessment of any additional recreational pressure on relevant SSSIs and measures to mitigate adverse impact. The site is well separated from the nearest SSSI and there is not likely to be any recreational pressures on these assets. We note that most of the rural South Cambridge area falls within an SSSI Risk Assessment Zone and therefore this is not a unique constraint to the development of land east of Boxworth End. At the local level, Swavesey Meadows County Wildlife Site is located approx. 1.8km north of the site.

An extended Phase 1 Habitat survey was completed on the site in November 2019. Some further survey work is recommended and the existing pond was considered to have potential for reptiles and Great Crested Newts. A Preliminary Ecological Appraisal (PEA) was also completed in Feb 2020. The PEA confirms that the site is dominated by improved grassland which is of low ecological value and there are no designated sites of wildlife value in the site boundary. Ecological value of the site is limited to the woodland, hedgerow and pond habitat, all of which are largely retained as part of the emerging development proposals. The hedgerow surrounding the site is considered to be a Priority Habitat and any impact on this habitat should be mitigated for on-site or compensated off site. Further surveys will need to be undertaken for a small number of protected species as part of the more detailed consideration of the proposed development. It is not expected that any of these protected species would preclude development, noting the extensive amount of habitat and landscaping that would be retained or enhanced on site.

There is a small area of woodland located at the site entrance, where works are required to facilitate the new access into the site from Boxworth End. An initial Tree Survey was completed in November 2019 which surveyed the trees within this area of woodland in the

south-west corner of the site. A number of trees would need to be removed to create the new access albeit the majority of the trees to be felled are Category C, with a few Category B trees. There are no Category A trees proposed to be removed and remaining trees and Root Protection Areas would be protected. The existing mature hedgerows around the site boundaries will be retained and enhanced where possible. As above, the masterplan has also been designed to be landscape-led with significant new planting within the site.

The HELAA recognises that achieving 10% Biodiversity Net Gain on site may be difficult, noting the existing habitat. This comment is made in relation to all of the site assessments and therefore this is not a unique constraint to the development of this site.

Draft Policy BG/BG seeks to introduce a requirement for 20% biodiversity net gain. This exceeds the mandatory 10% minimum biodiversity net gain soon to be implemented by the Environment Bill. This will be difficult to achieve on small sites, particularly those comprising green field sites that are needed to come forward to deliver new housing and infrastructure. An off-site net gain solution should therefore be clearly allowed for by the relevant Local Plan Policy. Draft Policy BG/BG states “*Biodiversity net gain should be delivered on-site where possible, recognising that for smaller developments in particular, more significant and long-lasting biodiversity enhancements may be achieved via contributions towards off-site, larger scale projects. Where it is agreed that off-site habitat measures would bring greater biodiversity benefits than on-site measures, these must be consistent with the strategic aims of the Greater Cambridge green infrastructure network strategic initiatives (see BG3)*”. This approach is supported and it is considered that there needs to be a strategic offsetting mechanism put in place which would allow for new green infrastructure and biodiversity habitats to be strategically planned, in order to provide greater benefit than the provision of uncoordinated new habitats across a range of new small developments.

Overall, it is considered that the development of this site would not have any adverse impact on sites with regional or local protection, being largely self-contained and noting the habitats sought to be retained and enhanced. The vision for the development of this site is landscape-led and will help to create a place where people thrive and where nature is embedded, existing features protected, and new habitats are created for wildlife to flourish.

Archaeology

Land east of Boxworth End, Swavesey (Site Ref. 40042) is not subject to any historical or archaeological designations.

The HELAA suggests the site has the potential to contain prehistoric and Roman archaeological remains. Prior to any works on site appropriate archaeological survey work and trial trenching would need to be completed onsite to understand the presence and significance of any remains however at this stage this should not preclude development on the site. Any application for development on the site would also be accompanied by an Archaeological Appraisal.

Accessibility

The HELAA considers land east of Boxworth End, Swavesey (Site Ref. 40042) has ‘adequate’ accessibility to local services and facilities.

The site is located on the boundary of Swavesey village, a minor rural centre, which provides a number of amenities and facilities, including a primary school, college and sports centre, post office, doctors surgery, village shops and public houses. Whilst the site is located towards the southern end of the village, it is within walking or cycling distance for many people, with existing pedestrian infrastructure in place along the main roads leading towards the village centre to the north.

The site also benefits from access to public transport, including two bus stops located on Boxworth End, approx. 200m north of the proposed site access, which are served by the Citi 5 service every 2 hours during weekdays, linking the site with Bar Hill and Cambridge City Centre. The site is also about 1.4 miles south of the Swavesey stop for the Cambridgeshire Guided Bus, which provides fast and frequent services to Cambridge Science Park and Cambridge City Centre, along with St Ives. This is within a reasonable cycling distance of the site, and there is covered cycle parking available at the CGB stop. The site therefore has good public transport accessibility with Cambridge City Centre and the key employment location of the Cambridge Northern Fringe.

The site therefore benefits from reasonable and sustainable access to a number of existing amenities and services both within Swavesey village but also in the surrounding area.

Noise, Vibration, Odour and Light Pollution

Land east of Boxworth End, Swavesey (Site Ref. 40042) scores 'Amber' in relation to impacts of noise, vibration, odour and light pollution and the HELAA concludes "*the site is capable of being developed to provide healthy internal and external environments ... after careful site layout, design and mitigation*".

The site is not located adjacent to any sources of noise, vibration or odour pollution. The site is set back from the main highways and bound by residential development to the north, south and west and open countryside to the east. The proposed residential use of the site is in keeping with the existing character of the surrounding area.

Development of the site would need to demonstrate that there would not be any light pollution on adjacent open countryside, albeit this would not be significant noting the use and scale of development proposed. An appropriate landscape buffer with enhanced planting would be provided along the eastern boundary of the site which will help to screen the development proposed and reduce any impacts on the surrounding area.

Contamination and Ground Stability

The HELAA notes the previous agricultural use of the land and suggests there is some potential for historic contamination, with conditions required. However, it is not considered that there would be any significant contamination on the site or that couldn't be addressed through appropriate scope of works.

Prior to any works commencing on site, the relevant ground condition surveys would be completed and findings shared, including the need for any remediation or validation works. This could be secured by way of an appropriately worded planning condition.

Green Scores

Within the HELAA land east of Boxworth End, Swavesey (Site Ref. 40042) achieves four 'Green' scores and is one of the better performing sites currently being promoted within the Swavesey minor rural centre area.

Open Space / Green Infrastructure

The site is not subject to any specific landscape or open space designations. The HELAA identifies that the site is located within 50m of Important Countryside Frontage, albeit does not form part of this.

As shown in the concept masterplan, the site can be developed to deliver a significant amount of new open space providing a variety of function, including for both nature and recreational use as well as the provision of formal and natural play.

The existing landscape features create an opportunity to create new public open space and consolidate the character of the proposed development. New houses will front into the new public open space created for the new and existing community. At the same time, the development is designed to retain two of the identified rural gaps and views at Swavesey Village Design Guide between properties and along roads. These connections with open countryside help to maintain the rural character of the village.

The site also has the potential to support a range of sustainable measures to manage and control surface water run-off, with the view to deliver an integrated Sustainable Drainage System. These features will be fully joined up with ecology/habitat areas, green infrastructure, and public open space.

Historic Environment

The site is not located within a conservation area and does not comprise any statutorily or locally listed buildings. However, the HELAA notes the site is located within 100m of a listed asset but concludes "Development of the site would have either a neutral or positive impact, but importantly not have a detrimental impact".

The closest listed building to the site is Grade II listed barn on the farm complex to the south of the site. Any application for development of the site will be accompanied by a Heritage Impact Assessment to understand the impact of the developing on the setting of this designated asset. The concept masterplan shows how the southern boundary will largely comprise the site access and entrance, with retained and enhances planted buffer. It is not considered the development would harm the significance of the listed building.

Transport and Roads

In relation to transport and highways impacts, the HELAA states "Sustainable links required, walking, cycling connections and potential for bus stop provision". No concerns are raised in relation to transport and highways.

The site is sustainably located on the edge of Swavesey village which is defined as a minor rural centre and which provides access to a number of services and amenities. Most of the village is within a one mile walk of the Site, and there is also good pedestrian and cycle connection with Buckingham Business Park to the south of the site. The location of the site

provides opportunities for local residents to meet many of their day-to-day needs by non-car mode.

An initial transport strategy has been prepared by Stantec and is enclosed (Appendix 3). The strategy notes that the site has good accessibility to key destinations by sustainable modes of travel, with footway provision through Swavesey providing pedestrian access to the village centre to the north.

Highways England are also completing some improvement works between Milton and Ellington, including a new local access road that will run parallel between the Swavesey junction at the Buckingway Business Park and Huntingdon Road in Cambridge. This will have a high-quality pedestrian and cycle route alongside it which would be an extension of the existing shared footway / cycleway along Bucking Way Road, south of Swavesey. This means there would be a continuous shared footway / cycleway between the Site and key destinations including Bar Hill Business Park, Eddington and Cambridge City Centre, considered to be within reasonable distance for regular cyclists.

It is therefore considered that sustainable and active travel links can be provided and encouraged, and the site is well located to link to and improve existing cycle and pedestrian connections.

Air Quality

The site is not located within an Air Quality Management Area and is not located close to any main sources of air pollution and is set back from the main highways.

Given the scale of development proposed it is not considered the site would give rise to unacceptable air quality impacts and any application for development of the site would be accompanied by an Air Quality Impact Assessment, including an assessment of traffic related air quality impacts, to ensure appropriate mitigation is provided as required. The incorporation of sustainable transport measures to reduce development related traffic generation will also be utilised to reduce vehicle emissions generally and promote active travel. The site is also well located to with access to frequent public transport opportunities.

Conclusion

The overarching vision for land east of Boxworth End, Swavesey is to create a small, sustainable extension to the village, already defined as a minor rural centre, and provides a unique opportunity to create a place where nature is embedded, existing features protected, and new habitats are created for wildlife to flourish.

Having addressed the HELAA comments above, it is not considered that there are constraints which should preclude development of the site. The concept masterplan presented in the vision document has been designed to take into account the relevant opportunities and constraints and mitigate any impacts as required through careful design, layout and landscaping.

The site has the potential to deliver sustainable development in accordance with the three dimensions of sustainable development identified at paragraph 8 of the NPPF:

Economic Benefits

- New jobs will be created through the construction phase of the development, both directly and through supply chains;
- New residents will help to sustain existing services and facilities within the minor rural centre of Swavesey village;
- The development is likely to generate CIL and Section 106 contributions towards improving local infrastructure; and
- Additional revenue will be generated through the New Homes Bonus, Council Tax payments etc.

Social Benefits

- The potential to deliver approximately 70 market and affordable new homes to assist Greater Cambridge in meeting its housing needs;
- The potential to deliver a range of dwelling sizes, type and tenure to meet locally identified housing need and creating a mixed and sustainable community;
- The site is designed to connect into the existing village with active and green travel links to help foster social interaction and sense of community;
- The site is well connected in terms of public transport, with direct access to a range of locations and their associated services and facilities; and
- There is potential to create a range of high quality accessible open spaces, to provide a variety of functions (recreation, travel, play etc) which encourages active and healthy lifestyles and promotes health and wellbeing.

Environmental Benefits

- The site is well located to promote pedestrian, cycle and public transport trips, thus reducing carbon emissions;
- The majority of the existing tree and hedgerow planting around the periphery of the site can be retained, as well as opportunity to retain and enhance existing landscape and wildlife corridor through the site;
- The site contains some features of ecological value including an existing small wood and a pond to enhance biodiversity. Both are unusual features in Swavesey and the masterplan demonstrates how they can be retained as part of any development;
- The site is well contained within the landscape and the approach has been to retain and enhance existing natural features where possible including the retention of trees and hedgerows to provide mature planting with aesthetic value that helps to mitigate the visual impact of the development;
- The site also offers the opportunity to provide a landscape corridor and gaps through the site connecting to the countryside to the east. These landscape corridors provide conduits for local wildlife and safe and attractive routes for pedestrians and cyclists; and
- Significant additional tree planting can be incorporated throughout the site which will also contribute towards biodiversity enhancement.

Overall, the proposed allocation of land at Boxworth End, Swavesey aligns with the requirements of the NPPF to promote a sustainable pattern of development that seeks to meet the development needs of their area, align growth and infrastructure, and improve the environment and mitigate climate change.

Appendices

Appendix 1 – Issues and Options Vision Document (Mosaic, 2020)

Appendix 2 – Proposed Site Access Design (Stantec, 2020)

Appendix 3 – Transport Strategy Note (Stantec, 2020)