Section 2.6: Rest of Rural Area / Policy S/RRA: Allocations in the Rest of the Rural Area

It is considered that the growth of the more sustainable villages must be part of the development strategy for emerging GCLP, and particularly those villages that contain a good range of services and facilities, are accessible by a range of modes of transport, and where there is an identified need for affordable housing for those with a local connection to the village.

Paragraph 79 of the NPPF seeks to promote sustainable development in rural areas and acknowledges that housing can enhance or maintain the vitality of rural communities and support local services. The the promoted development by Hawkswren in Orwell would support the existing services and facilities in the village, including the school, convenience store, post office, public house, mobile library, community centre, and existing and future bus services.

Paragraph 69 acknowledges the role that small and medium sized sites can make towards meeting the housing requirements, and that such sites are often built-out relatively quickly. Small and medium sized sites typically only require limited new physical infrastructure and amendments to the access arrangements. The housing monitoring data from Cambridge and South Cambridgeshire confirms that small and medium sites are delivered quickly i.e. within two to three years. It is considered that small and medium sized sites make a significant contribution towards the short term housing land supply and the five year housing land supply position in Greater Cambridgeshire. It is requested that small/medium sized sites, including that promoted by Hawkswren at land off Leaden Hill, Orwell is allocated for residential purposes.

Paragraph 104 of the NPPF expects transport issues to be considered at the earliest stages of plan-making. Those issues include opportunities created by existing or proposed transport infrastructure in terms of the scale, location and density of development, and opportunities to promote walking, cycling and public transport use. Paragraph 105 expects significant development to be focused on locations which are or can be made sustainable. The good range of services and facilities within Orwell are all accessible by walking and cycling. Orwell is on existing bus routes, with regular services to Cambridge and a limited service to Royston. The Greater Cambridge Partnership’s Making Connections project proposes a more frequent rural bus service for Orwell and as a result some additional growth should be provided to Orwell.

Paragraph 62 of the NPPF expects the size, type and tenure of housing needs of the community to be assessed and reflected in planning policies, including for example those with an affordable housing need, students, renters and self-builders. South Cambridgeshire District Council's 'Housing Statistical Information Leaflet' (December 2019) identified a need for 12 affordable dwellings in Orwell for those with a local connection to the village. This identified need would not be met without allocations in the village. The promoted development by Hawkswren in Orwell would include housing and affordable housing to meet local needs of the village.

For all these reasons, small and medium scale housing allocations should be made in the more sustainable villages within the rest of the rural area, including Orwell, because those villages are accessible by sustainable modes of transport, there is a need to support the existing services and facilities within those villages, and there is an identified need for affordable housing in those villages which would not be met via other means.

Hawkswren promoted the land off Leaden Hill, Orwell as a potential allocation in emerging GCLP that was assessed in the HELAA under Site Ref. 47890. The representations to the assessments in the HELAA comment on the potential constraints identified with the promoted developments and explain how those constraints would be addressed. As set out in the call for site submissions and the supporting technical work for the site, there are no significant constraints at the site promoted by Hawkswren at Leaden Hill in Orwell. For example, the site is outside the Green Belt. The site is not at risk to flooding and there are no designated heritage assets nearby. The trees and hedgerows on the site would be retained. An acceptable access can be provided to serve the development and importantly the proposals would not prejudice highway safety at this location. The promoted development would also include biodiversity enhancement measures.

For all these reasons it is requested that the site promoted by Hawkswren in Orwell is allocated allocated for residential development in emerging GCLP:

• land off Leaden Hill – for approximately 8 self/custom build and 5 affordable units to meet need/ demand locally

The call for sites submissions were accompanied by Supporting Documents (prepared by Twenty-Nine Architecture Ltd) which included an Indicative Masterplan Concept Plan for the promoted developments. An updated Site Plan for 13 units accompanies the submission.

Requested Change

It is requested that the development strategy for the rest of the rural area includes an additional allocation in Orwell.

It is requested that land off Leaden Hill, Orwell is allocated with the following policy requirements:

• Site Area of 0.8 Ha

• Capacity for 8 self/custom build dwellings and 5 affordable dwellings

• Delivery of open space and landscaping

• Main access from Leaden Hill

• Improvements to carriageway on Leaden Hill

• Development should address the following constraints:

o Retain and enhance existing trees and hedgerows at site

o Upgrade existing access road.