

15 January 2026

**Draft Greater Cambridge Local Plan Representations on behalf of Mr Andrew and Caroline Locke**

**Call for Sites**

These representations are submitted on behalf of [REDACTED], Mill Lane, Whittlesford CB22 4NE with respect of the land at Swans Corner edged red on the attached **Site Plan** at Page 3.

The land comprises 925 sq.m which benefits from an established access directly onto Mill Lane where services are connected. See **Location Plan** and **Views showing Highway relationship** on Page 4 and 5.

This land was historically occupied by buildings associated with the Mill settlement to the South. **Settlement Map** of 1841 attached at page 6. It is believed that Swans Corner and its gardens were the site of maltings adjacent to the Whittlesford Mill.

The character of the land has changed significantly since 1998. Whereas previously the land comprised an unkempt open area between the large employment use to the West and Riverside Cottage to the East, this position altered materially when a single dwelling “Swans Corner” was constructed in 1998 and then subsequently in 2005, when ancillary residential outbuildings were constructed (Ref S/1179/04/F). Furthermore, planning permission was granted in 2014, extending Swans Corner into the Green Belt when a North wing was added (S/1546/14/FL).

To the West is a Brownfield site previously an industrial warehouse, destroyed by fire in May 2025. The warehouse had been used for the storage and processing of grain (a historic use associated with the Mill). The 0.5 hectare warehouse site, was granted outline planning permission for residential development on 6<sup>th</sup> May 2014 (S/0641/13/OL) but this permission was never implemented.

The Green Belt at this point runs in a narrow strip between Swans Corner to the East and the warehouse site to the West. By virtue of these developments, the character of the land is no longer open but relates more properly within the ‘built up’ area (**see photos of Swans Corner** at Page 7).

On account of the use of the land and the buildings now erected, it is considered that the land adjacent to Swans Corner, should now be deleted from the Green Belt as no advantages are seen to accrue from its continued designation as Green Belt. **See Green Belt Plan 1 and 2** at pages 8 & 9.

The land (**see view of ‘Self Build’ plot in garden to Swans Corner** at Page 10) can be developed immediately utilising the existing established access onto Mill Lane, with existing ancillary outbuildings being demolished to allow access to a single dwelling with new garaging filling the gap between Swans Corner and the warehouse site which itself, represents a ‘brownfield’ development opportunity for further residential development.

There is no Flood Risk associated with the site as illustrated by **Flood Risk Analyses Plan** at Page 11.

A 4 bed, two storey house can be accommodated on the 'self build' plot without the need to cut down any trees and any biodiversity enhancement, can be accommodated in the adjacent paddock to the North, also within the ownership of Swans Corner.

In summary, we consider that 'exceptional circumstances' exist to justify a review of the Cambridge Green Belt boundary through this Local Plan process, and the subsequent release of land adjacent to Swans Corner as a single dwelling for development.

Further, we consider that the National Planning Policy Framework (NPPF) has changed policies that affect the Green Belt. Local planning authorities are now required to meet their objectively assessed housing needs. The Green Belt boundary should be consistent with the overall development strategy and with the principles of sustainable development.

Whittlesford has a good range of services and facilities for a Group Village. It contains a primary school, village store, a post office and other community facilities. It also has bus connections to Cambridge and Saffron Walden and a train station providing good connections to Cambridge and London. In our opinion, Whittlesford is a suitable village for some growth and additional residential development should be supported in the emerging Greater Cambridge Local Plan.

We request that the Green Belt boundary around Swans Corner should be reviewed, with land subsequently released for development and allocated as a potential 'self build' residential development site.

# Land adjacent Swans Corner – Site Plan



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**Location Plan**



**Swans Corner 'self build plot' access onto adopted highway**



View South showing crossover and gate onto 'self build' plot from adopted highway



View North showing crossover and gate already formed onto 'self build' plot and separate adjacent crossover and gate to Swans Corner.



Figure 3: Whittlesford Tradesmen, Retailers and Publicans in 1841

Swans Corner and ancillary buildings occupy a site where a complex of buildings was located next to Whittlesford Mill in 1841

**Photos of Swans Corner, Mill Lane, Whittlesford, CB22 4NE**



View to East of Swans Corner a residential dwelling which sits partly in the Green Belt



View of Swans Corner to North showing part residential dwelling, ancillary residential and car parking within the Green Belt

## Green Belt Plan 1



Area to be removed from green belt. Currently residential dwelling, ancillary buildings, parking and garden in green belt.

## Green Belt Plan 2



**Views of 'Self Build' Plot in garden at Swans Corner**



Views North to 'self build' plot currently in use as ancillary residential, car parking and garden in Green Belt.



View South from paddock to 'self build' plot beyond yew hedge which is already partly in residential use, ancillary residential, parking and garden in Green Belt.

# Flood Risk Analyses – outside flood zone 2 & 3

