

Chapter 5 Village Frameworks

Aerial view of Sawston, South Cambridgeshire



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- 5.1. Plans for South Cambridgeshire have included village frameworks for a number of years, to define the extent of the built-up area of villages. They have had the advantage of preventing gradual expansion of villages into open countryside in an uncontrolled and unplanned way. They also provide certainty to local communities and developers of the Council's approach to development in villages.

Approach in Issues and Options 2012

- 5.2. In the 2012 Issues and Options consultation the Council asked what approach should be taken towards village frameworks in the new Local Plan (Issue 15); whether or not to retain the boundaries, or whether to allow additional development on the edge of villages, controlled through policy. The comments the Council received to this issue will be considered when preparing the draft Local Plan next summer and so the Council has not reached a view at this stage which approach to take.
- 5.3. The 2012 consultation also gave the opportunity for suggestions where existing village framework boundaries may not be not drawn appropriately. The Council received 73 representations proposing amendments to village framework boundaries. We wish to take the opportunity of this consultation to ask what your views are of these proposed changes, should village frameworks as an approach be carried forward into the new plan.
- 5.4. A complete list of the 63 suggested village framework amendments, together with the Council's assessment of them, can be found in Appendix 9 of the Initial Sustainability Report 2013.

Options Consistent with the Normal Local Plan Approach

- 5.5. The Council has assessed the suggested amendments against our normal criteria which have been tested by Planning Inspectors. Village frameworks are defined to take into account the present extent of the built-up area plus development committed by planning permissions and other proposals in the Development Plan. They exclude buildings associated with countryside uses (e.g. farm buildings, houses with agricultural occupancy conditions or affordable housing schemes permitted as 'exceptions' to policy). In addition, small clusters of houses or areas of scattered development isolated in open countryside or detached from the main concentration of buildings within a village are also excluded. Boundaries may also cut across large gardens where the scale and character of the land relates more to the surrounding countryside than the built-up area.

Issue 6: Village Framework Changes

Those suggested changes that meet the Council’s approach to identifying village frameworks have been included in Table 5.1 below for comment. They are shown on the Village Maps in Chapter 9.

Some of the suggested amendments to village frameworks have also been put forward for consideration as housing allocations and are considered in Chapter 2. If any of the housing sites are to be allocated for development in the draft Local Plan, there would be a consequential amendment of the village framework to include the site within the boundary.

Question 6

A: Which of the potential amendments to village frameworks do you support or object to and why?

Please provide any comments.

Table 5.1 Village Framework Options

Option No.	Village	Location	Description
VF1	Caldecote	Eastern edge of Caldecote	Refine framework along the eastern edge of Caldecote to ensure a consistent approach.
VF2	Chittering	Chittering	Define new village framework for Chittering. Suggestion by Waterbeach Parish Council. Would be included as an Infill Village.
VF3	Comberton	Comberton Village College	Include all the college buildings within the village framework, with consequential removal of the buildings from the Green Belt.
VF4	Guilden Morden	High Street	Include all of 74 High Street and also include 76 and 82 High Street.
VF5	Meldreth	Land at 97a North End	Include whole of property.

Option No.	Village	Location	Description
VF6	Sawston	London Road, Pampisford	Suggestion that land should be included in the Sawston village framework for planning purposes rather than Pampisford framework (within Pampisford Parish). (With consequential amendment to include housing at western end of Brewery Road).
VF7	Toft	Land at 46 High Street	Include dwelling with planning permission, which will straddle the existing boundary. Suggestion by Toft Parish Council.
VF8	Toft	Land at Old Farm Business Centre	Include employment building with planning permission. Suggestion by Toft Parish Council.

- 5.6. It should be noted that due to changes to the Ordnance Survey base map there are some instances where village framework boundaries are shown close to, but no longer following lines on the base map. No changes have been made on the ground, this is a technicality arising as a result of more accurate mapping technologies and "corrections" will be made when the Draft Local Plan is published in the summer.

Parish Council Proposals

- 5.7. A number of suggested amendments to village frameworks were put forward by Parish Councils to the summer consultation. Those considered consistent with the Council's approach have been included as potential amendments in Table 5.1 above. However, some of the suggested amendments to village frameworks proposed by Parish Councils are not consistent with the Council's approach.

Issue 7: Parish Council Village Framework Proposals

As the Council is engaging with Parish Councils to explore how to meet local aspirations, including where villages may wish to take a more flexible approach to development, those suggested amendments which do not meet the Council’s approach are included in Table 5.2 for comment. These changes could potentially allow more development on the edge of the village concerned. We have explained why these suggestions do not meet our normal tests, but this is for information only and is not intended to imply that the change should not be made under the community-led part of the Local Plan, if consultation demonstrates there is local support. The only test which should be applied is whether these proposals are in general conformity with strategic policies in the Local Plan.

Question 7:

Which of the Parish Council proposed amendments to village frameworks do you support or object to and why?

Please provide any comments.

Table 5.2: Parish Council Proposed Changes to Village Frameworks

Ref. No.	Village	Location	Parish Council Proposal	District Council’s comment
PC3	Comberton	Land north of West Street	Include ‘white land’ between the current Village Framework and Green Belt.	Scrub land, separated from the adjoining house and garden by a hedge. Has a rural character with agricultural land beyond and is not part of the built-up area.
PC4	Little Gransden	Land bounding 6 Primrose Hill	Extend framework to include obvious infill sites.	Triangular paddock with trees and out buildings, part of the setting of a Listed Building and the Conservation Area. Rural character and not part of the built-up area.

Ref. No.	Village	Location	Parish Council Proposal	District Council's comment
PC5	Little Gransden	South of Main Road	Extend framework to include obvious infill sites.	Low density, sporadic properties along one side of the road, with open paddocks opposite. Rural character and not part of the built-up area.
PC6	Little Gransden	Church Street	Extend framework to include obvious infill sites.	Low density and sporadic development beyond number 22, Leafy, single track road. Rural character and not part of the built-up area.
PC7	Little Gransden	West of Primrose Walk	Extend framework to include obvious infill sites.	Area of overgrown land to north and to the south the land is more open. Rural character and not part of the built-up area
PC8	Little Gransden	Land opposite Primrose Walk	Extend framework to include obvious infill sites.	Area of paddock with mature trees along the Primrose Hill road frontage. Previous planning permission granted for infill - would continue road frontage.
PC9	Toft	Offices and barns near Golf Club	Include offices and barns within Village Framework.	Two large barn-like employment buildings with hard standing. Rural character and not part of the built-up area.
PC10	Whaddon	Land west of 97 Meldreth Road	There are parts of Whaddon that do not follow specific boundaries.	Grassland and mature trees, with parkland character. Rural character and not part of the built-up area.
PC11	Whaddon	Land east of 123 Meldreth Road	There are parts of Whaddon that do not follow specific boundaries.	Arable field bound by hedgerow. Rural character and not part of the built-up area.

Ref. No.	Village	Location	Parish Council Proposal	District Council's comment
PC12	Whaddon	Land at 129 Meldreth Road	There are parts of Whaddon that do not follow specific boundaries.	A property in large grounds, accessed via a long track. Rural character and not part of the built-up area.
PC13	Whaddon	Land south of Meldreth Road	There are parts of Whaddon that do not follow specific boundaries.	Two large houses and outbuildings in large grounds. Rural character and not part of the built-up area.