



By Online Planning Register

08/02/2022

Dear Dean

Cambridge Past, Present & Future
Wandlebury Country Park
Cambridge CB22 3AE
Phone 01223 - 243830
www.cambridgeppf.org

Response to 22/00484/FUL | Erection of 1 No. bungalow. | Enterprise Nurseries Ely Road Landbeach

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

Cambridge Past Present & Future object to this application on the grounds that it is inappropriate development in the Green Belt contrary to Policy S/4, NH/9, and National policy.

NPPF Paragraph 149 sets out the exceptions where development in the Green Belt might be allowed.

Exceptions a) to d) do not apply to this application. The application does not relate to affordable housing and therefore paragraph f) does not apply.

The only potential exception would be if the development was considered as limited infilling in a village in accordance with NPPF paragraph 149(e) and Adopted Policy NH/9 (d) which permits limited infilling of small gaps between existing built development. The application site is not within a village. It does not form part of Waterbeach, Milton or Landbeach. It is a gap within a loose group of dwellings, separate from the villages.

The Design and Access Statement refers to application 21/03961/FUL which relates to development in Hardwick. This is not within the Green Belt so not directly comparable. This application is used as evidence to show that the proposal will not lead to the development of an isolated home in the countryside (NPPF para 80). This is accepted. It does not however, justify allowing development under NPPF para 149(e) which allows 'limited infilling in villages'. As explained above, this site is not within a village.

Policy NH/9 takes into account the cumulative impact of infilling proposals. The area is characterised by clusters of development, frequently with large gardens. The DAS lists a number of developments which have been permitted within the vicinity, but they relate to changes of use, redevelopments and Prior Approvals and therefore not comparable to this application. Allowing this development would set a precedent for further intensification of development through development of vacant land.

This characteristic of loose knit development is not unusual and similar small clusters of dwellings are found across the Cambridgeshire Green Belt. Allowing infilling in these groups of dwellings would result in significant development in the Green Belt contrary to the purposes of Green Belt.

The DAS refers to the proposed A10 bypass options. The image shown at paragraph 2.5 relates to the Waterbeach to Cambridge busway and not the A10 improvements

I trust that you will take our comments into consideration.

Yours sincerely
James Littlewood
Chief Executive