

Greater Cambridge Shared Planning Service

By email to:

planning@greatercambridgeplanning.org

nick.yager@greatercambridgeplanning.org

01/11/2021

Dear Nick

Response to 21/04578/FUL: Demolition of the existing White Hill barn and the old stable block and the construction of a two storey dwelling with a single storey extension, parking, associated landscaping and additional woodland planting; White Hill Farm Granhams Road Great Shelford

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 Hinxtton Watermill.

Cambridge Past, Present and Future object to this application in principle because it proposes new development outside the Development Framework and in the Green Belt contrary to adopted Policies S/7, S/4, NH/9 and National Guidance.

Policy S/4 requires new development in the Green Belt to be in accordance with the National Planning Policy Framework.

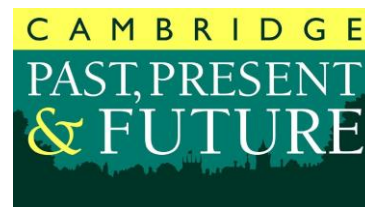
Protecting the Green Belt is a key national planning policy. The fundamental aim is to prevent sprawl by keeping land permanently open. The construction of new buildings is inappropriate in the Green Belt (NPPF para 149). The paragraph continues by listing exceptions. It is considered that this application does not meet any of these exceptions. Approval has been granted for the change of use of the barn to a dwelling, but this has not taken place. Therefore, one cannot claim that exception (d) is met as the demolished building is not in the same use as the proposed development. Exception (g) relates to the infilling or partial or complete redevelopment of previously developed land. The proposal relates to the demolition of a barn and stables which if in or last occupied by agricultural use cannot be classified as previously development land. Notwithstanding this, it is considered that the new dwelling will have a greater impact on the openness of the Green Belt by virtue of its size and its location.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer



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