

Neighbourhood Plan for the former Land Settlement Association's Estate at Great Abington 2017 to 2031

Pre-submission plan



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June 2017

1. **Why a Neighbourhood Plan for the former Land Settlement Association's Estate at Great Abington?**

1.1 This document is the draft Neighbourhood Plan (NP) for the former Land Settlement Association's Estate at Great Abington (the Land Settlement). The purpose of the NP is to set a framework for future development of the Land Settlement. Once made, the NP will carry the same legal weight as plans drawn up by your local council, South Cambridgeshire District Council (SCDC). The planners must follow what is in the NP when making decisions about planning applications in the area.

1.2 The intention of the neighbourhood plan is to clarify and regularise the development which is permitted on the Land Settlement so that there are clear, consistent and transparent policies to control development.

1.3 The NP aims to provide policies for housing whilst preserving the special nature of the estate. This will help applicants to understand the limitations and predict the outcome of an application. It will also give clear guidance to both the Parish Council and the District Council when considering planning applications.

1.4 The NP includes:

- a) a policy which deals with extensions or rebuilding of the original house on each holding
- b) a policy which deals with the creation of an additional dwelling

2. **Purpose of this pre-submission version and next steps**

2.1 Discussions around planning issues for the Land Settlement have been ongoing for some time. The Great Abington Parish Council carried out some initial work during 2013/14 and received broad support for this from residents. Since then, a Neighbourhood Plan area for the Land Settlement has been designated and the working group has held a number of working meetings and engaged the community alongside important statutory stakeholders such as SCDC and Historic England. During the period 31 March to 14 April 2017, the NP working group also consulted the community and stakeholders on an earlier version of this draft alongside a draft of the Character Assessment. This gave the community an opportunity to provide feedback on work undertaken to date prior to the drawing up of a formal consultation document.

2.2 This version of the NP is called the pre-submission version and has been prepared for the purpose of undertaking formal consultation in line with NP regulations. Alongside the NP we are also consulting on the Character Assessment which has been prepared to support the plan. The consultation period on the documents will run from 24 July to 18 September 2017. Following the pre-submission consultation, we will refine the plan further to take on board comments as appropriate and submit to SCDC. SCDC will then be required to publish the documents (alongside other submitted documents required by regulations) for a further period of consultation, this time known as the publication period, and appoint an independent examiner to examine the plan. The NP working group cannot change the plan after the publication stage but SCDC will be required to pass any formal comments made at the publication stage on to the examiner.

2.3 Subject to a successful outcome at examination, there will be a referendum on the Neighbourhood Plan before it can be made.

3. **Requirements of a Neighbourhood Plan**

3.1 The preparation of a neighbourhood plan must follow the requirements set out in the Neighbourhood Planning (General) Regulations 2012 (as amended). The examiner will check that the regulations have been followed accordingly.

3.2 The examiner must also assess whether the NP meets a set of basic conditions. These are that the submitted NP:

- i. has regard to national policies and advice contained in guidance issued by the Secretary of State;
- ii. contributes to the achievement of sustainable development;
- iii. is in general conformity with the strategic policies contained in the Development Plan for the area; and
- iv. does not breach, and otherwise is compatible with EU obligations and Human Rights requirements.

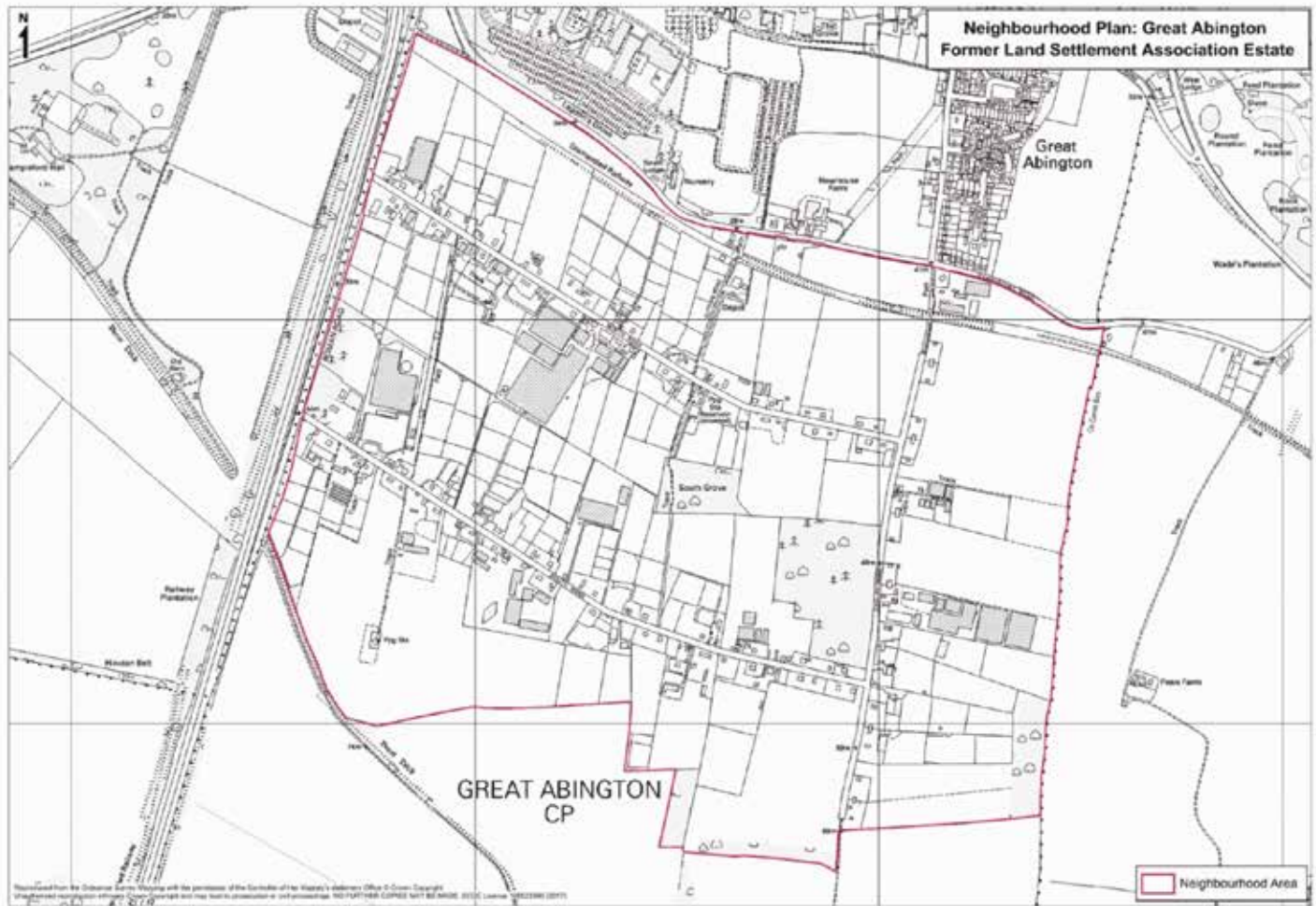
3.3 With regard to iii. above, the NP area lies within the local authority area of South Cambridgeshire District Council (SCDC). The key documents which the NP must be in broad conformity with are:

- **Core Strategy DPD (January 2007)**
- **Development Control Policies DPD (July 2007)**

3.4 SCDC is at an advanced stage of preparing a new Local Plan. The new Local Plan will guide the future of the district up to 2031 and is currently at examination. Due to its advanced stage of development regard has been had to the emerging policies in the Local Plan that are due to replace the policies in the Core Strategy and Development Control Policies DPDs.

4. The Neighbourhood Plan area

4.1 The area covered by this NP is the Land Settlement Association's Estate at Great Abington, comprising holdings on North Road, South Road and Chalky Road and three on the southern side of Pampisford Road. The NP area, as shown on the map below, was designated by SCDC on 5 September 2016.



Historic context of Great Abington

4.2 The village of Great Abington is situated with its partner village, Little Abington, within the South Cambridgeshire District Council (SCDC) area. It is seven miles south of Cambridge on the A11 London to Newmarket Road and the A1307 Cambridge to Haverhill Road. Originally a very small farming community its population was increased significantly in the late 1930s by the establishment of the Land Settlement Association's Estate at Abington.

The Land Settlement

4.3 The Land Settlement was originally part of Abington Hall Estate and known as New House Farm. It was purchased by the Land Settlement Association (LSA) in 1936 to establish the Abington Land Settlement Association's Estate. The land amounted to 688 acres and it was divided into 62 holdings. Most of the holdings were situated on North Road, South Road and Chalky Road with three along Pampisford Road.

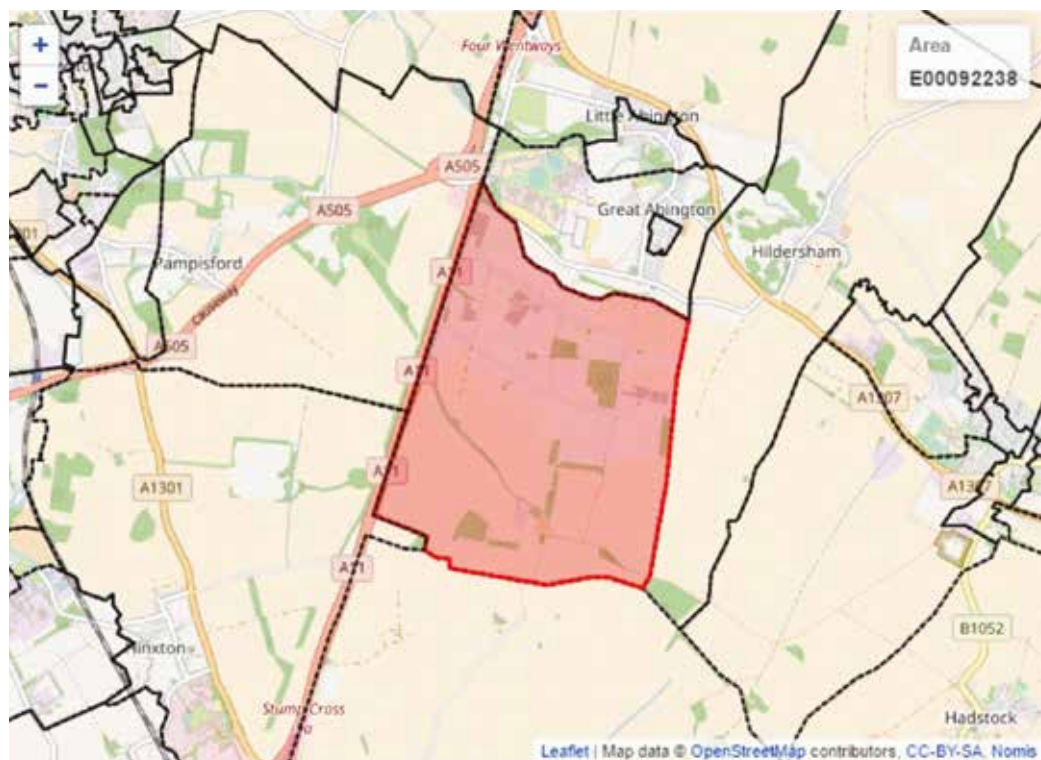
4.4 Like many other former LSA estates, the policy area is characterised by a relatively uniform collection of smallholdings of 1–11 acres depending on the location within the Land Settlement area. The long straight roads (all of which are unadopted, owned and maintained by Abington Estate Management Limited (AEML) which is a limited company set up to manage the roads) and uniform plots are the result of the farming techniques used.

4.5 Smallholdings had outbuildings located to the side of the dwellings. Originally each had a piggery and a small greenhouse; other outbuildings were often added. Many had several large glasshouses.

4.6 The LSA operated in Abington until 1983 when the holdings were sold off by the Ministry of Agriculture, Fisheries and Food.

4.7 In terms of demographics within the NP area, estimates taken from the Census 2011 data are available at output area level. The output area is the lowest geographical level at which census estimates are provided. There is a near match between the NP area (see Figure 1) and the output area as shown in Figure 2 below.

Figure 2: Outline of the output area



4.8 Table 1 below provides some key statistics taken from the Census 2011 on dwelling stock, households and population. There is currently no affordable housing in the NP area.

	NP area/output area	Great Abington Parish	South Cambridgeshire District
Number of dwellings	74	343	61,724
Households	71	325	59,960
Population	199	816	148,755

Table 1: Population and dwelling stock in the output area, parish and district

Source: www.nomisweb.co.uk (Census 2011)

4.9 Table 2 below provides a breakdown of occupied dwellings by number of bedrooms. Again the information is taken from the Census 2011. It shows that the NP area has a noticeably higher proportion of 4 and 5+ bedroom properties compared with the district and a noticeably lower proportion of 1, 2 and 3 bedroom properties.

	NP area/output area	Great Abington Parish	South Cambridgeshire District
0 bedrooms	1% (1)	0 (1)	0 (88)
1 bedroom	4% (3)	2 % (7)	7% (3,937)
2 bedrooms	17% (12)	18% (57)	23 % (13,617)
3 bedrooms	31% (22)	44% (142)	37% (22,290)
4 bedrooms	28% (20)	25% (81)	25% (14,815)
5 bedrooms or more	18% (13)	11% (37)	9% (5,213)

Table 2: Number of bedrooms in the output area, parish and district

Source: www.nomisweb.co.uk (Census 2011)

4.10 Tables 3 and 4 below provide some useful information (as at the 2011 Census) on the population make up in the NP area compared with the parish and district level. It shows that the NP area has a higher number of residents aged over 65 than the district level. Table 4 shows that the NP area has a particularly high number of residents aged over 75 compared to the district average.

Residents	NP area/output area	Great Abington Parish	South Cambridgeshire District
Aged 65 and over	44 (22%)	168 (21%)	24,702 (17%)
Number of households with a person with long-term health problems or disability	17 (24%)	79 (24%)	13,149 (22%)

Table 3: People aged over 65 and number of households with a person with long-term health problems or disability
Source: www.nomisweb.co.uk (Census 2011)

Age	NP area/output area (%)	Great Abington Parish (%)	South Cambridgeshire
All usual residents	199	816	148,755
Age 0 to 4	8 (4.02)	40 (4.90)	9,300 (6.25)
Age 5 to 7	8 (4.02)	24 (2.94)	5,483 (3.69)
Age 8 to 9	4 (2.01)	19 (2.33)	3,578 (2.41)
Age 10 to 14	11 (5.53)	54 (6.62)	9,106 (6.12)
Age 15	1 (0.5)	15 (1.84)	1,946 (1.31)
Age 16 to 17	3 (1.51)	28 (3.43)	3,789 (2.55)
Age 18 to 19	6 (3.02)	16 (1.96)	2,999 (2.02)
Age 20 to 24	12 (6.03)	29 (3.55)	7,148 (4.81)
Age 25 to 29	7 (3.52)	18 (2.21)	8,083 (5.43)
Age 30 to 44	36 (18.09)	139 (17.03)	31,957 (21.48)
Age 45 to 59	44 (22.11)	216 (26.47)	30,908 (20.78)
Age 60 to 64	15 (7.54)	50 (6.13)	9,756 (6.56)
Age 65 to 74	25 (12.56)	89 (10.91)	13,139 (8.83)
Age 75 to 84	19 (9.55)	62 (7.60)	8,166 (5.49)
Age 85 to 89	0	13 (1.59)	2,244 (1.51)
Age 90 and over	0	4 (0.49)	1,153 (0.78)

Table 4: Population by age breakdown
Source: : www.nomisweb.co.uk (Census 2011)

4.11 Table 5 below provides information on household composition. Of note is the low number of households with dependent children compared to the parish and district average.

Household composition	NP area/output area	Great Abington Parish	South Cambridgeshire
One person household	12 (17%)	74 (23%)	14,772 (25%)
One family household	51 (72%)	230 (71%)	41,866 (70%)
Other household	8 (11%)	21 (6%)	3,322 (5%)
Total	71	325	59,960
Households with dependant children (number)	15	95	18,685
Households with dependant children (% of total)	21%	29%	31%

Table 5: Household composition
Source: www.nomisweb.co.uk (Census 2011)

Baseline for policies

4.12 The situation on the Land Settlement in 1983 immediately prior to the decision to sell the estate was therefore as follows: each holding had a house and a piggery with some land; most of the houses had been extended to add a bathroom and extra living space; many had outbuildings and glasshouses.

4.13 This situation as at 1983 immediately prior to the decision to sell the estate will be used as the baseline for defining the 62 original holdings and therefore what building will be permitted by the policies in Section 6. This will avoid any confusion that might be caused by changes in ownership of land and dwellings during the intervening years.

Current situation

4.14 Properties in the Land Settlement range from some in their original state being small two-up, two-down cottages to, at the other extreme, what are now very large houses with many bedrooms and additional facilities. A significant number of businesses of various kinds are operated from the Land Settlement. There are also a considerable number of other buildings including glasshouses, barns, stables and sheds.

4.15 In earlier SCDC local plans there was a specific policy relating to the Land Settlement. This was removed from later plans so that planning applications are considered in the context of the area being 'countryside'. However, the area has a number of features which make it quite different from open countryside as illustrated by the following extract taken directly from an Appeal Inspector's report:

".. the Estate overall appears clearly distinguished from the surrounding countryside. This is due, in part, to the linear form of the two parallel private roads that serve the Estate and the regular pattern and layout of the various buildings along them, as well as the noticeable degree to which a significant number of the original dwellings have been extended and altered."

APP/WO530/D/10/2137437

This has meant that planning decisions have been varied and planning officers have found it difficult to find a standard approach.

4.16 This NP will provide a framework against which all future applications in this area can be assessed and planning decisions made.

5. **Aims and Objectives**

5.1 The essential aim of the Neighbourhood Plan is to retain the special character of the Land Settlement while allowing limited development. The plan aims to:

- keep the historic pattern of building on the land settlement, comprising a house with outbuildings (which may include a new dwelling as defined below) surrounded by open land separating each holding;
- retain the existing single track roads with passing places, currently paid for and maintained through Abington Estate Management Limited (set up specifically to manage the roads);
- meet the needs of a wide demographic mix on the Land Settlement by allowing for the building of smaller dwellings suitable to both young and elderly;
- support the construction of smaller high quality dwellings as many original smaller houses have been extended;
- ensure that new development responds positively to local character and history; and
- retain the agricultural and paddock land outside the areas defined by the original houses and their outbuildings.

6. **Planning policies**

6.1 To achieve the aims, the NP includes four planning policies which are underpinned by the following general principles:

- i. The NP area remains outside the Great Abington village framework.
- ii. The broadly rural nature of the designated area should be preserved with all public footpaths retained.
- iii. The roads will remain unadopted by the Cambridgeshire County Council.
- iv. Developments will not be allowed which will have an adverse impact on the unique character or appearance of the Land Settlement and/or which have an adverse impact on residential amenity or create unacceptable disturbance.
- v. All new building designs should be in-keeping with the agricultural character of the area.
- vi. No development should be allowed that would result in a substantial increase in traffic on the Land Settlement or the need for significant related road development, such as businesses that by their nature require large numbers of vehicle movements.

Policy 1: Original dwellings (including those that have been rebuilt)

Extensions to and rebuilding of original dwellings will be permitted provided the development does not result in a building that has a gross internal floor area exceeding 300 square metres.

Replacement of original dwellings will be permitted providing the development does not exceed the gross internal floor area of the existing dwelling, or 300 square metres, whichever is larger.

In addition, the following requirements shall be met:

- 1. The design of the dwelling, its landscaping and size will be sensitive to the open and rural character of the Land Settlement, recognising and reinforcing the defining characteristics of the area (see Character Assessment).**
- 2. The new dwellings should complement dwellings nearby, in particular the external appearance of all four walls should be brick, washed concrete or timber; windows and doors should be of a traditional simple design; roofs will be in-keeping with the existing styles (gabled, half hipped, gambrel) with traditional tiles.**
- 3. The existing uniformity in the layout of the buildings along the road, a key characteristic being the regular separations of open land between holdings, is retained.**
- 4. All new or replacement dwellings are set back from the roads at least as far as the original dwelling but not significantly further back and within the build line identified on maps 1 and 2.**
- 5. Residential amenity of neighbouring properties and future occupiers of proposed development will not be adversely affected.**
- 6. The height of the original dwelling is not exceeded.**

Rationale and intent for Policy 1

Retaining character

6.2 Policy 1 applies to all development proposals affecting the original dwellings on the Land Settlement or, where these have been rebuilt, the newer properties on the site of the original dwelling. The locations of the original dwellings are shown on maps 1 and 2. The intention of Policy 1 is to allow extensions and rebuilds in a way which will maintain the historic pattern of building on the Land Settlement, comprising a house (with outbuildings in many cases) surrounded by open land separating each holding. From the roads, the Land Settlement is characterised by the residential properties being well spaced out and a strong uniformity in the layout of the buildings (described in more detail in the Character Assessment). Dwellings are located along the road frontages (an approximate distance of 15 metres from the front of the original house to the near edge of the road) although many of these are hidden from the road behind tree and hedge belts. The piggery is located, in the vast majority of cases, to the side of the main dwelling at varying distances away but at least (in the vast majority of cases) 30 metres from the original dwelling (at the time of the LSA estate, it was stipulated by the Ministry of Agriculture that all livestock had to be a minimum distance from a dwelling). In many instances, there are other outbuildings located to the side of the main dwelling. Between the piggery and the neighbouring residential property there is, in the majority of cases, a gap of about 30 to 40 metres. In places, this gap affords long views from the roadside into the open agricultural land behind the residential curtilages but in other places, this gap is itself hidden behind tree and hedge belts. Originally, all residential dwellings were, together with their piggeries and small greenhouses, set within long rectangular plots with the growing land behind. Plots were separated from the next by the headland of the field and it is this that has left a legacy of a gap.

Maintaining openness

6.3 Existing buildings on the Land Settlement are not generally prominent in the landscape. This is due to the buildings being set back from the road at a uniform distance, the extent of mature vegetation along the roadside having the effect of nestling buildings within a rural setting, and the design and layout of the dwelling (including, in the vast majority of cases, rebuilds) being subtle and sensitive to their setting. It is important this key characteristic is retained and that no extensions or rebuilds are allowed that overwhelm or dominate their setting. It is also important that the cumulative effect of rebuilds and extensions is not one which damages the rural character or openness of the landscape.

6.4 Policy 1 clarifies that new or replacement dwellings must not be placed significantly further back from the existing building line. The dotted line shown on maps 1 and 2 indicates the line beyond which development under Policy 1 would not be acceptable.

Dwelling sizes

6.5 A number of the original houses on the Land Settlement have been extended or, in some cases, completely rebuilt. The gross internal floor area of these varies from 230 square metres to over 400 square metres in one or two cases. Increasing the number of dwellings at the higher end of this scale would undermine the aims and principles underpinning the plan. They would, by virtue of their bulk and size, harm the character and openness of the Land settlement and cumulatively have a detrimental effect on the wider landscape.

6.6 Furthermore, housing needs in the NP area, the Parish and the wider District make it important to impose limitation on the increase in dwelling sizes with the aim of preventing a gradual reduction of medium sized dwellings in the countryside. Consideration must also be given to the considerably lower minimum residential floorspace figures currently proposed in the draft Local Plan (proposed modifications in November 2016) where the largest of these is 138 square metres for a 6-bedroom property providing 8 bedspaces. The maximum gross internal floorspace of 300 square metres has been reached having regard to the sizes of those dwellings that have already been built. This figure excludes basements, buildings such as garages or any other buildings ancillary to the dwelling but separate to the dwelling.

National and Local Plan context to Policy 1

National

6.7 Policy 1 is consistent with:

- the fifth core planning principle in paragraph 17 of the National Planning Policy Framework (NPPF) in that it recognises the intrinsic character and beauty of the countryside in the NP area whilst supporting the community within it
- paragraph 58 of the NPPF because Policy 1 sets out the quality of development that will be expected for the area and that this is based on an understanding and evaluation of the defining characteristics within the NP area
- paragraph 64 in the NPPF which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

Local Plan

6.8 Key relevant Local Plan policies relevant to Policy 1 are in the Development Control Policies DPD:

- HG/6 Extensions to Dwellings in the Countryside
- HG/7 Replacement Dwellings in the Countryside

6.9 Policy 1 is broadly consistent with the requirements set out in the above two policies as well as their proposed replacement Local Plan policies H/12 Extensions to Dwellings in the Countryside and H/13 Replacement Dwellings in the Countryside.

Policy 2: Additional dwellings

The development of one additional dwelling on, or adjacent to, the site of each original piggery will be permitted provided that:

- 1. the development will not result in more than one additional dwelling for each original house on the Land Settlement estate as at the 1983 baseline;**
- 2. the additional dwelling has a gross internal floor area of no more than 175 square metres;**
- 3. the additional dwelling is suitable for independent living and built to the accessible and adaptable dwellings (M4(2) standard);**
- 4 the design of the dwelling, its landscaping and location on site is sensitive to the open and rural character of the Land Settlement; recognising and reinforcing the defining characteristics of the area (as set out in the Character Assessment);**
- 5. the additional building is an asset to the area in terms of quality of building materials used;**
- 6. the additional building does not exceed the height of the principal dwelling it is associated with;**
- 7. the existing uniformity in the layout of buildings along the road, a key characteristic being the regular separations of open land between holdings, is retained;**
- 8. the additional dwelling is set back from the roads at least as far as the original piggery but will not be placed significantly further back and within the build line identified on maps 1 and 2;**
- 9. the tranquil setting and privacy enjoyed by occupants in neighbouring dwellings is preserved;**
- 10. residential amenity of neighbouring properties and future occupiers of the proposed development will not be adversely affected; and**
- 11. there is safe vehicular site access.**

No other additional dwellings requiring planning permission will be permitted in the NP area.

It is a condition of development that the owner(s) of the new dwelling must be or become members of the Abington Estate Management Limited and accept liability for the charges and conditions associated with the new dwelling.

Rationale and intent for Policy 2

Retaining Character

6.10 Policy 2 applies to development proposals affecting the piggery building or the site of the piggery building within each plot of land as at 1983. Maps 1 and 2 show the sites of the original piggeries and dwelling houses as at 1983. The intention of the policy is to allow one additional dwelling for each of the original houses as at the 1983 baseline. Restricting the development to the site of the piggery will help to maintain the pattern of building on the Land Settlement, comprising a house with outbuildings (which may include a new dwelling) surrounded by open land separating each holding.

6.11 Due to the limited capacity of the single tracked unadopted roads in the Land Settlement, limited provision of community infrastructure within the NP area and the importance of retaining the special character of the Land Settlement, it is necessary to manage the level of growth that can come forward within the NP area during the plan period. Policy 2 therefore specifically stipulates that there can be no more than one additional dwelling (including any annexes that have been built) per each original house as at the 1983 baseline.

Dwelling sizes

6.12 The footprint of a piggery building is approximately 83 square metres once account has been taken of the thickness of external walls etc. The figure of 175 square metres allows for a dwelling to be built on the footprint with a second floor and a little bit of leverage. It is not considered appropriate to allow large extensive dwellings on the site of the piggery as to do so would distort too far the existing pattern of building on the Land Settlement. Many of the principal dwellings have already been extended or rebuilt to create large extensive dwellings. It is necessary that the piggery sites are not built to similar sizes to the principal dwellings in order to avoid the cumulative impact of development becoming detrimental to the wider landscape and unacceptably harmful to rural and open character. It is also important that the piggery site remains visually subservient to the principal dwelling with which it is associated (although it is recognised that there are a few examples of principal dwellings where there has been little or no development and in such cases this may not be possible). Allowing larger homes on the original dwelling site and a smaller home on the piggery site also helps to maintain a balanced housing mix appropriate to meeting local needs. The types of buildings considered suitable for the piggery site would be ideal for meeting needs of older members of the community and young people wishing to stay in the area.

Adaptable and accessible homes

6.13 Building to the M4(2) standard (accessible and adaptable dwelling standard) will help to ensure that the housing stock enabled through this policy will meet the needs of the residents in the NP area. Emerging Local Plan Policy H/8 includes a requirement for 5% of all new homes on developments of more than 20 or more dwellings to be built to accessible and adaptable M4(2) standard but this would not be realised in the NP area where development is expected to come forward as individual dwellings. The Local Plan policy is underpinned by district wide evidence from the South Cambridgeshire Housing Strategy 2012–2016 (showing that in Council housing up to 41% of households includes someone with a disability and 14.3% of private sector households of which just less than half have mobility problems). The age profile of the NP area is however noticeably higher than district wide. At the 2011 Census, 22% of population within the output area* E00092238 (the closest match to the NP area) was aged over 65 compared to 21% at parish level and 17% at district level (see tables 3 and 4 above).

Annexes

6.14 Proposals affecting annexes already built on the site of a piggery will be considered against this policy.

Abington Estate Management Limited

6.15 The roads are owned by the Abington Estate Management Limited (AEML) which is a limited company set up to manage roads. The members of the company are the freehold owners of property (houses and/or land) on the Land Settlement estate. The company is managed by a board of directors, with the directors being elected by the members.

National and Local Plan context to Policy 2

National

6.16 Policy 2 is consistent with:

- the fifth core planning principle in paragraph 17 of the NPPF in that it recognises the intrinsic character and beauty of the countryside in the NP area whilst supporting the community within it
- the eighth core planning principle set out in paragraph 17 of the NPPF in that it encourages “the effective use of land by reusing land that has been previously developed, provided that it is not of high environmental value”;
- paragraph 58 of the NPPF because the Policy 2 sets out the quality of development that will be expected for the area and that this is based on an understanding and evaluation of the defining characteristics within the NP area
- paragraph 64 in the NPPF which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions
- paragraph 50 of the NPPF as it helps plan for a mix of housing based on demographic trends, market trends and the needs of different groups within the NP community.

6.17 Regard must be had to paragraph 55 of the NPPF which states that new isolated homes in the countryside should be avoided. In considering this, regard is also had to the fact that the Land Settlement estate is not typical of surrounding countryside in that there are 62 dwellings and associated outbuildings. Furthermore, close by within walking distance in Great Abington village there are shops and services and employment very close by at Granta Park. Policy 2 is primarily focused on providing a planned approach to the reuse of the redundant or disused piggery buildings/sites, whilst also maintaining the open and rural character of the Land Settlement.

Local Plan

6.18 The key Local Plan policies which are applicable to Policy 2 are in the Development Control Policies DPD:

- HG//8 Conversion of Buildings in the Countryside for Residential Use
- HG/9 Dwelling to Support a Rural-based Enterprise
- DP/7 Development Framework

6.19 Policies HG/8, HG/9 and DP/7 are expected to be updated in the Local Plan through draft policies H/16 Reuse of Buildings in the Countryside for Residential Use, H/18 Dwellings to Support a Rural-based Enterprise and S/7 Development Frameworks respectively. The draft Local Plan also includes a draft policy H/14 Countryside Dwellings of Exceptional Quality.

*Output areas are the smallest geographical unit for which Census data is released

6.20 Policy 2 departs from the approach set out in HG/8 and HG/9 because it takes a more flexible approach towards creation of new dwellings in the countryside. It does so by applying a blanket approach across all piggery sites. Policy 2 also departs from the approach set out in HG/8 by not allowing any other residential conversions in the NP area.

6.21 Policy 2 also departs from adopted policy DP/7 Development Frameworks which states that *“outside urban and village frameworks, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted”*. However, Policy 2 is broadly consistent with Policy S/7 (as proposed to be modified in November 2016) which allows development to be permitted outside of development frameworks if it is part of an allocation within a Neighbourhood Plan.

6.22 Policy 2 is a response to a specific set of local circumstances in the NP area. It is a planned approach which has resulted from a creative exercise by the community to bring forward potential sites in a balanced way where economic, social and environmental goals are jointly and simultaneously sought through the planning system. In order for the NP not to have unacceptable cumulative impacts and bring about an unintended quantity of development, Policy 2, by necessity, has to override those Local Plan policies that, in principle, could allow for other residential development in the NP area. Policy 2 is a locally-specific interpretation of the more strategic Local Plan policies but overall, it is in broad conformity with the intentions and principles underpinning those Local Plan policies.

Policy 3: Road usage limitation in the Neighbourhood Plan area

Development that would result in a substantial increase in traffic on the Land Settlement estate, or the need for significant related road development, such as businesses that by their nature require large numbers of vehicle movements, will not be permitted.

Rationale and intent for Policy 3

6.23 The roads on the Land Settlement are South Road, North Road, Chalky Road and Cutting Road; all are unadopted roads. They are owned by Abington Estate Management Limited (AEML) which is a limited company set up to manage the roads. They are single tracked roads with passing places. Whilst it may be possible to increase the number of passing places it will not be possible and is not considered appropriate to increase road capacity through road widening.

6.24 Any development proposals that would individually or cumulatively lead to substantial increases in traffic would not be appropriate in the NP area due to the limited capacity of the road network. Policy 3 will apply to all proposals requiring planning permission in the NP area not just the residential proposals.

Policy 4: Other development in the Neighbourhood Plan area

The NP remains outside the development framework. All residential development proposals requiring planning permission will be assessed against Policies 1 and 2 of this plan. Any non-residential proposals (e.g. agricultural uses that need to be located in the countryside) will be assessed against the Local Plan and Policy 3 of this plan.

Rationale and intent for Policy 4

6.25 The SCDC Local Plan defines the boundary of development frameworks. Policy 4 clarifies that with the exception of development allowed under Policies 1 and 2, the countryside designation applies across the NP area. Policy 4 also clarifies that Local Plan policy allowing other residential proposals in the countryside would no longer apply in the NP area.

6.26 Permitted development rights, as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 and any revisions to this will apply in the NP area.

7. Brent Ditch

7.1 The Neighbourhood Plan designated area incorporates Brent Ditch which is a Scheduled Monument. The proposals in this plan do not affect Brent Ditch which is a recognised important historic asset.

Neighbourhood Plan: Great Abington Former Land Settlement Association Estate - Piggery and House Locations (East)

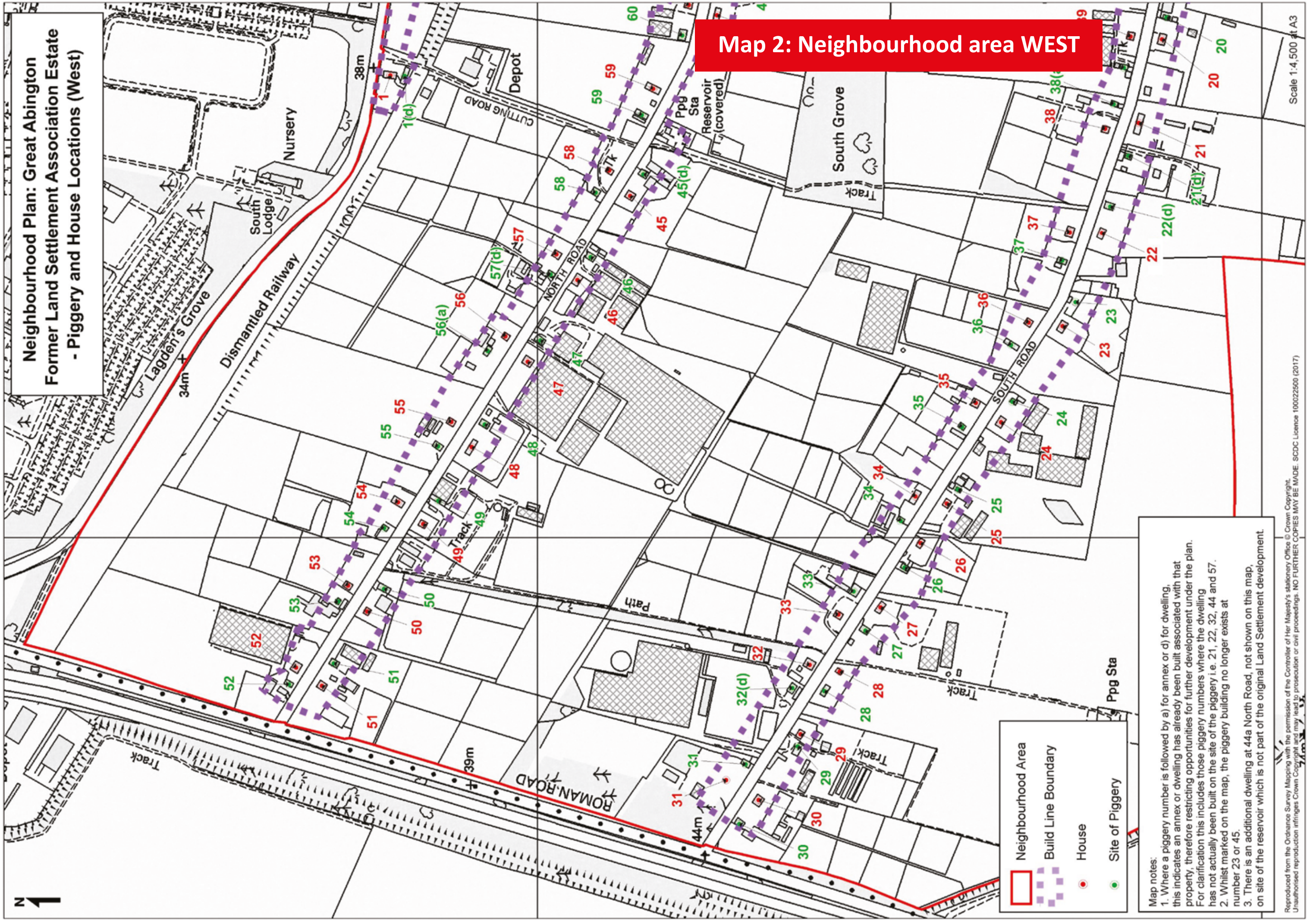
Map 1: Neighbourhood area EAST

Scale 1:4,500 at A3

Map notes:

1. Where a piggery number is followed by a) for annex or d) for dwelling, this indicates an annex or dwelling has already been built associated with that property, therefore restricting opportunities for further development under the plan. For clarification this includes those piggery numbers where the dwelling has not actually been built on the site of the piggery i.e. 21, 22, 32, 44 and 57.
2. Whilst marked on the map, the piggery building no longer exists at number 23 or 45.
3. There is an additional dwelling at 44a North Road, not shown on this map, on site of the reservoir which is not part of the original Land Settlement development.

- Neighbourhood Area
- Build Line Boundary
- House
- Site of Piggery



Neighbourhood Plan: Great Abington
Former Land Settlement Association Estate
- Piggery and House Locations (West)

Map 2: Neighbourhood area WEST

Neighbourhood Area

Build Line Boundary

House

Site of Piggery

Map notes:

1. Where a piggery number is followed by a) for annex or d) for dwelling, this indicates an annex or dwelling has already been built associated with that property, therefore restricting opportunities for further development under the plan. For clarification this includes those piggery numbers where the dwelling has not actually been built on the site of the piggery i.e. 21, 22, 32, 44 and 57.
2. Whilst marked on the map, the piggery building no longer exists at number 23 or 45.
3. There is an additional dwelling at 44a North Road, not shown on this map, on site of the reservoir which is not part of the original Land Settlement development.