



Document Reference
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East Cambridgeshire
District Council

Policies for Lode with Long Meadow

November 2017

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1. Introduction and Policy Context

Introduction

- 1.1 East Cambridgeshire District Council is reviewing its Local Plan, which was last adopted in April 2015. The new Local Plan, which is hoped to be adopted in 2018, will provide a framework for development in the district until 2036 and beyond.
- 1.2 This Evidence Report (which is one of a collection) provides background information and justification for policies relating specifically to the village of Lode with Long Meadow, including:
 - Lode with Long Meadow1: Lode with Long Meadow’s Local Character and Facilities
 - Lode with Long Meadow2: Infrastructure and Community Facilities
 - Lode with Long Meadow3: Preferred allocation sites
- 1.3 The purpose of this report is to provide justification for the inclusion of specific policies relating to an individual settlement, and should be read alongside other Local Plan evidence documents. For example, a detailed reasoning of the settlement’s position in the Settlement Hierarchy is contained in the Settlement Hierarchy report. For the findings of the assessment of individual sites, please refer to the Site Assessment Evidence Report Update 2017.
- 1.4 Collectively, the policies attempt to provide a coherent strategy for the settlement, over the plan period, which meets the area’s needs and reflects the views of the community.

National policy

- 1.5 The National Planning Policy Framework (NPPF) was published in March 2012 and the National Planning Practice Guidance (NPPG) was introduced in 2014 which offers ‘live’ government guidance.
- 1.6 Through its Core Planning Principles, the NPPF indicates that planning should:

“...take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it...”
- 1.7 The emerging Local Plan recognises the differing roles and characters of different areas through providing a suite of bespoke policies, specific to each settlement in the district. These policies are set out in individual settlement chapters, in Section 7: Policies for Places.
- 1.8 In paragraph 157, the NPPF sets out a series of requirements which Local Plans should fulfil. The following requirements are considered relevant to the settlement chapters contained within Section 7:

“...Crucially, Local Plans should:

...be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area...

...not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives...

...plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework...

...be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date...

...allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate...”

- 1.9 In response to these requirements, Section 7 proposes the inclusion of policies relating to each settlement’s local character, infrastructure and facilities. Site allocations for a range of land uses are proposed for many settlements.

2 Lode with Long Meadow in context

- 2.1 Lode with Long Meadow is located 7 miles north east of Cambridge. Due to its population size and good range of services, the Settlement Hierarchy identifies Lode with Long Meadow as a ‘medium’ village.
- 2.2 As a medium village, it is considered that Lode with Long Meadow offers the potential to accommodate growth, thereby contributing to meeting the development needs of the area. The overall scale of growth is influenced by the village’s position in the Settlement Hierarchy, the availability of suitable sites, and the presence of environmental and/or infrastructure constraints.

3 Local Plan Policy: Further Draft

- 3.1 A Call for Sites exercise was held as part of the Preliminary Draft Local Plan consultation, during which a number of site submissions were received for Lode with Long Meadow. The site submissions were assessed and sites considered suitable for development were proposed for allocation.
- 3.2 The Lode with Long Meadow chapter of the Further Draft Local Plan proposed three draft policies:
- 3.3 Policy *Lode with Long Meadow1: Lode with Long Meadow’s Local Character and Facilities* seeks to ensure development proposals maintain Lode with Long Meadow’s built character and maintain the village’s facilities expanding on them where possible.

- 3.4 Policy *Lode with Long Meadow2: Infrastructure and Community Facilities* sets out the settlement's priorities in terms of infrastructure and facilities.
- 3.5 The content of the policies was informed by the Local Plan 2015, engagement with the Parish Council (in 2016), and responses to the Preliminary Draft Local Plan consultation.
- 3.6 Policy *Lode with Long Meadow3: Preferred Allocation Sites* identified one site allocation:
- LOD.H1 – Sunny Ridge Farm, Station Road;
- 3.7 A number of other site submissions were assessed, but each was found to be not suitable for allocation. The results of the site assessment are presented in the *Site Assessment Report Update 2017*.
- 3.8 Lode with Long Meadow has a Development Envelope to define the boundary of the built up area and extent of the countryside.
- 3.9 In summary, the following comments were received during the Further Draft Local Plan consultation (January – February 2017) in response Lode with Long Meadow draft policies:

Overarching Issues/Concerns

- Delete reference to the Social Club since it is now a private pub.
- Facilities also include a chapel, allotments, recreation ground, tennis court, play area, community hall and orchard.
- Very supportive of better cycle links to Waterbeach and Quy.
- Support for development in village envelope – no affordable housing or mixed-used development in past 20 years.
- This area is outside the Swaffham Internal Drainage District but in an area that drains into the Board's surface water receiving system. The Board do not support or object to the proposal but require that the necessary surface water accommodation is put in place prior to the development.

Infrastructure and Other constraints

- None

Site Specific Comments

LOD.H1 Sunny Ridge Farmyard

- LOD.H1 - site is located within the Lode Conservation Area. There are two grade II listed buildings and any development of this site has the potential to impact upon these heritage assets and their settings
- Support for LOD.H1 allocation.

Site/19/02 Former Lode Station Yard (rejected site)

- Support for site 19/02 should be allocated, previously developed land, could accommodate 41 dwellings including affordable and is available for immediate development.
- Disagree with scoring for site 19/02, accessibility to services is incorrect.

New Site(s) suggested

- Site/19/03 Former Lode Station Yard

4 Local Plan Policy: Proposed Submission

- 4.1 Policy Lode with Long Meadow² has been amended for the Proposed Submission Local Plan by deleting reference to social club which is now a pub and additional facilities in the village are included in paragraph 7.23.1. Support for the policy is noted along with the comments made by the Internal Drainage Board.
- 4.2 Policy Lode with Long Meadow³ has been amended as follows:
- LOD.H1 – text added: the need to conserve, and where possible enhance, the conservation area and the nearby listed buildings and their setting is included in the Site Specific Requirements section.
- 4.3 All comments relating to new and previously rejected sites were carefully considered, with full details as to the assessment of such sites available in the Site Assessment Report.

5 Alternative Reasonable Options

- 5.1 Option 1 is the preferred policy approach for Lode with Long Meadow, comprising the five policies as set out.
- 5.2 Option 2 would be to not include either Policies Lode with Long Meadow¹ or 2, but these are rejected on the basis that they both give locally specific policy matters for the settlement, which would be lacking without such a policy.
- 5.3 Option 3 would be to include alternative site allocations. Such alternatives are assessed in both the Sustainability Appraisal report and the Site Assessment Report.

6 Conclusion

- 6.1 This Evidence Report demonstrates the rationale for the proposed Lode with Long Meadow related policies as contained in the Proposed Submission Draft Local Plan (November 2017). It is hoped that this report helps demonstrate how we have responded to comments received during the previous Draft consultations, as well as how the latest evidence and national guidance has been taken into account.