

# Defined Development Extents Review 2025

Greater Cambridge Shared Planning

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## Executive Summary

This Defined Development Extents Review provides the background and evidence for the designation of defined development extents for Policy S/DE in the Greater Cambridge Local Plan. This review follows on from the Strategy Topic paper from the Greater Cambridge Local Plan First Proposals and sets out the evidence for the emerging Policy S/DE in the Greater Cambridge Local Plan.

Defined development extents provide clarity and certainty about the areas that make up a settlement for planning purposes. The extents identify the main built-up area of a settlement within which development is considered acceptable in principle subject to other policy considerations. The purpose of defined development extents is to ensure that the countryside is protected from gradual encroachment, to maintain the townscape and landscape character of settlements and to limit incremental growth in unsustainable locations.

This review provides information on the policy context for Policy S/DE outlining how it has been informed by the councils previously adopted policy as well as national planning policy. The review outlines the methodology undertaken in reviewing the adopted defined development extents and outlines a series of recommendations and defined development extents revisions for the emerging Local Plan policy.

# Introduction and Policy Context

## Introduction

1. This evidence review sets out the methodology for the review of the adopted Defined Development Extents with recommendations and outputs for the emerging Greater Cambridge Local Plan. The current development framework boundaries stated within the adopted South Cambridgeshire Adopted Local Plan 2018 at policy S/7, were reviewed in line with national and local policy, and alternate local planning authorities' recent methodologies, to ensure that the proposed defined development extents are fit for purpose.
2. In the Adopted 2018 South Cambridgeshire Local Plan, policy (S/7) 'Development Frameworks' are used to define the built limits of a settlement, as well as differentiate between what is the built form of a settlement, where the principle of development is usually acceptable and the countryside, where development is strictly controlled. It has been proposed in the emerging Greater Cambridge Local Plan that policy (S/DE) 'Defined Development Extents' will be introduced and once adopted will replace the current Development Framework policy (S/7). At First Proposals Policy S/DE Defined Development Extents was known as Policy S/SB Settlement boundaries. Through the course of the review the councils' will be referring to development framework policy in the adopted South Cambridgeshire Local Plan (2018) as Defined Development Extents policy.
3. The production of the Greater Cambridge Local Plan provides an opportunity to review the adopted defined development extents to reflect any changes that have occurred and amend any errors or inconsistencies in the original development frameworks. This will ensure that the new defined development extents once adopted in the Greater Cambridge Local Plan are robust and will remain effective going forward.
4. To ensure that the approach to reviewing the adopted defined development extents was up to date and robust, the combined authority examined various

external authorities local plan evidence reports for policies surrounding defined development extents. There is no set guidance within the NPPF or PPG on how to review defined development extents and therefore, alongside reviewing the existing defined development extents for material changes or anomalies, a review of the approach to reviewing defined development extents by other local planning authorities was also undertaken. This review is set out in further detail in Appendix A.

5. As part of the Greater Cambridge Local Plan, draft Policy S/DE is named as Defined Development Extents. Previously within the adopted 2018 South Cambridgeshire Local Plan, these were named Development Frameworks through policy S/7. Through our review research alternative names for defined development extents also include: 'settlement frameworks', 'development boundaries', 'development envelopes', 'settlement limits' and 'village envelopes'.

### **The aims for reviewing Defined Development Extents**

- To ensure that defined development extents are logical and easy to identify on the ground.
- To identify what parts of the settlement should and should not be included in the defined development extents.
- To reflect small changes where recent developments have already completed, were appropriate.

### **What are Defined Development Extents?**

6. Previous and current Local Plans for South Cambridgeshire have included defined development extents, in order to define the boundary between the built development area (the settlement) and non-development area/countryside. They define where policies for built-up areas give way to policies for the countryside. In broad terms, the efficient re-use of land within the defined development extents is generally supported, subject to meeting other policy requirements, whilst development outside defined development extents is restricted to development associated with agriculture, horticulture,

forestry, outdoor recreation and other uses which need to be located in the countryside.

7. The purpose of defined development extents is to prevent the gradual encroachment of development into open countryside in an uncontrolled and unplanned way. It also preserves the character of village edges and specific locational features, townscapes and landscapes, protects high quality agricultural land and prevents the coalescence of settlements. Therefore, defined development extents guide development into sustainable locations that have concentrations of existing residential, employment premises, services and infrastructure. This is embedded within the Councils approach to development in rural areas, as defined development extents are classified through the settlement hierarchy policy (S/SH) to reflect their relative sustainability. Depending on how sustainable a location is this will reflect the amount of development permitted in that area.
8. The current adopted development framework policy boundaries (policy S/7) can be viewed on the [South Cambridgeshire District Council Local Plan Adopted Policies Map 2018, chapter 2 page 32](#). The policies map shows the development framework boundary designation for settlements listed within the adopted settlement hierarchy policies (S/8 to S/11) of the Plan. Note, Childerley and Little Chishill named in the policy in the South Cambridgeshire Local Plan were not formally designated a framework boundary given the small nature of these settlements.

## **Policy Context:**

### **National Policy Requirements:**

9. The NPPF does not provide detailed guidance surrounding defining defined development extents and how to review defined development extents policy. Where the Local Authority applies policy to describe defined development extents it must be in broad alignment with what set out in the National

Planning Policy Framework (NPPF) to ensure identified Defined Development Extents adhere to national policy in terms of sustainable development.

10. The NPPF (December 2024) does however provide guidance relevant to setting defined development extents:
11. NPPF para 16d states that plans should '*contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals.*' Defining defined development extents through the Local Plan provides clarity around which locations are suitable for development.
12. NPPF para 75 states that 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'. This guidance provides a justification for introducing defined development extents. The Councils have defined the extents around settlements to ensure that the amount of inappropriate development to residential gardens is minimised, therefore aligning with national policy.
13. NPPF para 83 states that '*to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.*' By implementing defined development extents in the Greater Cambridge Local Plan, it will be coherent with national policy as it directs development into sustainable locations.
14. NPPF para 84 states that '*Planning policies and decisions should avoid development of isolated homes*' unless certain criteria are met. By implementing defined development extents in policy, the councils are thereby limiting the amount of isolated development in the countryside.

15. Guidance set out by the NPPF should be used by local planning authorities to set criteria for when defined development extents are identified and reviewed. The councils have used outlined guidance as mentioned above by the NPPF to identify where the built areas policies give way to policies for the countryside in Cambridge City Council and South Cambridgeshire District Council area and will define, through local policy S/DE, the extent to where development is suitable inside the defined development extents and any exceptions to that outside the defined development extents extent.

16. Guidance states where a policy has a spatial implication, it should be clearly defined on the Policies Map.

#### **Local Policy Background:**

17. The Adopted 2018 South Cambridgeshire Local Plan defines development frameworks in Policy S/7 and on the adopted Policies Map.

18. The adopted policy defines development that is suitable inside and outside the framework:

#### **Policy S/7 Development Frameworks:**

19. Development and redevelopment of unallocated land and buildings within development frameworks (as shown on the policies map) will be permitted provided that:

- Development is of a scale, density and character appropriate to the location, and is consistent with other policies in the Local Plan; and
- Retention of the site in its present state does not form an essential part of the local character, and development would protect and enhance local features of green space, landscape, ecological or historic importance; and
- There is the necessary infrastructure capacity to support the development.

20. Outside development frameworks, no development will be permitted except for:

- Allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, outdoor recreation and other uses which need to be located in the countryside.

**Policy S/7 supporting text from South Cambridgeshire Local Plan 2018 states:**

21. Within settlements, policies in the plan generally support development and redevelopment of previously developed land subject to a range of policies which seek to ensure the development is sustainable.
22. The settlement frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. In the countryside development is generally restricted to uses that need to be located there. The plan includes some flexibility for reusing existing buildings, and for development which support the rural economy.
23. Frameworks have been defined to take into account the present extent of the built-up area and planned development. Buildings associated with countryside uses are not normally included within the framework. It is important in planning terms to limit the amount of new development that can take place in rural area with few services and little or no public transport.
24. Property boundaries shown on the Ordnance Survey map have been taken into account in defining frameworks. However, since there are many large gardens on the edge of settlements, the framework boundaries can cut across gardens, where (but not solely) parts of those gardens relate more to the surrounding countryside than they do to the built-up areas.

**Cambridge Local Plan (2018)**

25. The adopted Cambridge Local Plan (2018) does not include a defined development extents policy given the nature of the built up area of the city and its relationship with the surrounding countryside and Green Belt. The draft Greater Cambridge Local Plan identifies that Cambridge will become part of

the Settlement Hierarchy for Greater Cambridge and as such would be additionally included into defined development extents.

### **Greater Cambridge Local Plan (GCLP)**

26. Cambridge City Council and South Cambridgeshire District Council are working together on the emerging joint local plan for the two council areas. Once adopted, the Greater Cambridge Local Plan will replace both adopted 2018 Local Plans.
27. Within the First Proposals consultation of the emerging Greater Cambridge Local Plan, [Policy S/SB Settlement Boundaries](#) set out a proposed policy direction and has, through the consultation, been supported in the majority of the responses received. This review includes responses to the consultation submissions from the Greater Cambridge Local Plan First Proposals consultation (2021) for the proposed Defined Development Extents policy (S/DE) where the submissions response is in regard to methodology or approach. Responses to the First Proposals consultation regarding defined development extents methodology are addressed within the content of this review.
28. As set out in the First Proposals consultation, the councils considered a more flexible approach and to not include defined development extents in the emerging Local Plan, however, the Councils deemed that this alternative approach would not provide certainty regarding development proposals and could result in the gradual expansion of settlement in the countryside. The following section identifies the proposed policy direction for policy S/DE Defined Development Extents (policy previously named S/SB Settlement Boundaries at First Proposals) in the Emerging Greater Cambridge Local Plan.

## Policy S/SB: Settlement Boundaries

29. Within the Greater Cambridge Local Plan First Proposals consultation, [Policy S/SB: Settlement boundaries](#) was proposed to define the extents of settlements for planning purposes.

30. The proposed policy direction states that the Greater Cambridge Local Plan will include defined development extents around settlements, to ensure that the countryside is protected from gradual encroachment and help reduce incremental growth in unsustainable locations, where locations are not good for growth based on the evidence we have, such as where villages do not grow without infrastructure in place. The focus of development will be to centre growth in more sustainable locations of the area, and defined development extents will help achieve this purpose and aid mitigation of the effects of unplanned (windfall) development. However, until planned developments have reached sufficient certainty regarding their boundaries, and they are largely completed, site allocations will be left outside of the defined development extents. Within defined development extents, a range of policies within the Local Plan will indicate what sorts of development may be suitable.

31. It was proposed that boundaries are defined to take into account the present extent of the built-up area as well as planned new development. Buildings associated with countryside uses, such as farm buildings, would not normally be included within a defined development extents. Extents would not be defined around small clusters of houses or areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within Cambridge or a nearby village.

32. Where planned developments, such as new settlements, are largely completed, new defined development extents will be drawn.

33. Development within defined development extents will need to conform with the relevant policies set out in the Greater Cambridge Local Plan.

34. The proposed defined development extents policy states development outside defined development extents will only be permitted for:

- Allocations within Neighbourhood Plans that have come into force
- Rural Exception Sites which help meet local needs for affordable housing
- Development for agriculture, horticulture, forestry, outdoor recreation, and other uses than need to be located in the countryside
- Development supported by other policy in the plan

## Methodology

### Approach to review Defined Development Extents

35. In the adopted 2018 South Cambridgeshire Local Plan, policy S/7 'Development frameworks' sets out the adopted criteria for reviewing defined development extents. This review has applied the previous criteria in reviewing the defined development extents to all settlements noted in the existing Development Framework and/or Settlement Hierarchy policies of the adopted South Cambridgeshire Local Plan. Any proposed amendments to the defined development extents identified in this review will be consulted on as part of the draft Local Plan, with the intention that they will supersede the existing adopted defined development extents on adoption of the Greater Cambridge Local Plan.

36. The current policy criteria outlined in the South Cambridgeshire Local Plan (2018) was used to assess the defined development extents, as outlined below:

37. Extents are defined to take into account the present extent of the built-up area and planned development. Buildings associated with countryside uses such as farm buildings, houses subject to agricultural occupancy or housing schemes permitted under the rural exceptions policy are not normally included within the extents. Extents are not defined around small clusters of houses or

areas of scattered development where such buildings are isolated in open countryside or detached from the main concentration of buildings within Cambridge or a nearby village. Although it is recognised that these dwellings are considered to be part of the nearest settlement in community terms, it is important in planning policy terms to limit the amount of new development that can take place in rural areas with few services and limited public transport.

38. In reviewing and defining defined development extents, planning judgement has been applied where large gardens back onto the edge of a settlement. There are instances where the defined development extent is proposed to cut across gardens, especially (but not solely) if parts of those gardens relate more to the surrounding countryside than they do to the built-up character and form of the settlement. This is to limit the potential for further residential back garden development in smaller villages which undermines local character and built form but also to prevent development in settlements with limited facilities and public transport. However, in such circumstances the proposed defined development extents policy will not be applied to establish a presumption against the grant of planning permission for ancillary domestic buildings in those parts of residential curtilages outside of the defined development extent. Where permission is required for such developments, applications will be considered on their individual merits.

To ensure that the councils had conducted the most up to date and appropriate approach to reviewing defined development extents, consideration was given to how other planning authorities had conducted reviews of defined development extents for their local plan evidence base (Appendix A). These reviews determined that the criteria applied to define what was both inside or outside of the defined development extent remained logical and justified in line with both national policy and common practice elsewhere.

## **Review of adopted Development Framework boundaries.**

39. To determine whether the current development frameworks for settlements listed in policies (S/8 to S/11) in the South Cambridgeshire District Council Local Plan (2018) were still meeting the review criteria, a desktop analysis was undertaken, with the outcomes informing the revised defined development extents.
40. Using digital mapping on ESRI GIS, the Councils were able to use the current Development Framework boundary overlaying aerial photography to identify misalignments with the built form against the established criteria. Where differences between the base mapping or photography, and boundary were identified, mapping extracts covering the area of difference were then captured as set out in Appendix C.
41. Where the adopted development framework boundary had cut across a garden or gardens, this part of the boundary was reviewed in line with the current criteria to determine whether those gardens related more to the surrounding countryside than the built-up areas. In cases where rear gardens have remained excluded outside of the defined development extents this was to prevent development that could cause incursion into the countryside and undermine the character and form of the rural edge of the settlement. The defined development extents do not necessarily reflect property boundary lines meaning that in some cases parts of smaller gardens are outside of the defined development extent. Extents were also drawn to follow vegetation cover as this forms part of the character of the wider open countryside and therefore in some instances parts of gardens were excluded. Upon review of the adopted defined development extents, a number of gardens have remained outside of the defined development extents due to their vegetation cover. Further details of this are set out below. These proposed defined development extents changes are drawn over either OS mapping or aerial photography to give a clear representation of the changes and the locations in which they are based.

42. Where the aerial photography visibility was limited, the Ordnance Survey Mastermap was used as an alternate base to review the extent of the settlement. This ensured that captures that were obtained were of high resolution and clearly identified proposed areas to review.

### **Proposed Amendments to Defined Development Extents**

43. All proposed changes to the existing frameworks will be:

- derived from original survey work or aerial photography;
- revised on the basis of on-the-ground changes;
- published as part of the draft Greater Cambridge Local Plan

### **Approach to Rural Exception sites and First Homes Exception sites**

44. The adopted 2018 South Cambridgeshire Local Plan approach does not include Rural, or First Homes, exception sites within defined development extents. It is proposed that this approach will not change, as sites for these types of affordable homes are only permitted as exceptions to policy within specific circumstances. Any inclusion within the defined development extents may enable the gradual expansion of villages into the open countryside in an uncontrolled and unplanned way.

### **Approach to 5-year supply sites**

45. The NPPF (2012) requires the Council to maintain a 5-year land supply. This requires the Council to identify sites that can be delivered to within a rolling five-year period. Through this defined development extents review extents are amended to include sites that materialise during this period. Until such time as they are largely completed these types of sites are left outside of the defined development extents.

### **Approach to Neighbourhood Plans**

46. Neighbourhood Plans may include policies relating to changes to the adopted defined development extents. This review will take these into account as and when a neighbourhood plan including such changes is made.

47. Cottenham Parish Neighbourhood Plan was made (adopted) on the 20 May 2021, and identified a specific amendment to the adopted defined development extent. This has been taken into account as part of this this review and the amended neighbourhood plan defined development extent is included as part of the Cottenham defined development extents review maps at Appendix C.

## **Anomalies: Adopted South Cambridgeshire Local Plan (2018) Settlement Hierarchy policy listing, and Development Frameworks spatial policy mapping**

48. In reviewing the settlements listed in Settlement Hierarchy Policies (S/8 to S/11) in the South Cambridgeshire Local Plan (2018) two infill villages were without settlement boundaries:

- Childerley
- Little Chishill

For the two infill villages we propose these remain without a mapped defined development extents as the settlements are dispersed dwellings, and individual buildings only.

## **New Defined Development Extents proposed for Cambridge and planned new settlements.**

### **Cambridge**

49. With the proposed inclusion of Cambridge into the Settlement Hierarchy, the area requires a Defined Development Extent. The approach taken for the Cambridge urban area will be determined by the extent of the built-up-area (BUA), with respect to any area(s) in the designated Green Belt within the BUA, to be known as the Cambridge Urban Framework.

50. Additionally, three currently adopted defined development extents areas adjoin Cambridge BUA and we propose to include these within the Cambridge Urban Framework boundary, these are:

- Cherry Hinton
- Cambridge Northern Fringe & Science Park
- Cambridge Northern Fringe & Chesterton Fen Road

51. Four adopted Cambridge Local Plan (Oct 2018) allocation sites (Policies GB1, GB2, GB3 and GB4) adjoin the BUA are proposed to be included within the Cambridge Urban Framework. However, it is proposed that these four sites should only be included once the current planning applications on each site have been granted and the applications completed prior to the adoption of the emerging Local Plan. These are:

- GB1, Netherhall Farm Worts Causeway (20/01972/OUT) outline application granted, and reserved matters application (23/04191/REM) permitted in August 2024.
- GB2, South of Worts Causeway reserved matters application for phase 1 infrastructure delivery (21/04186/REM) permitted in October 2022. A second reserved matter application for 80 dwellings during phase 2 (22/02646/REM) was granted permission in August 2023. A reserved matters application for phase 3 including the remaining 150 dwellings (24/01531/FUL) was approved by planning committee in October 2024.
- GB3, Land to The West of Peterhouse Technology Park Fulbourn Road (20/05040/FUL) application – application granted in 2022. An amended application was then granted in 2023 (23/00159/S73). in 2022. An amended application was then granted in 2023 (23/00159/S73).
- GB4, Land West of ARM 1 Peterhouse Technology Park Fulbourn Road (15/0893/FUL) application built and propose inclusion into the Cambridge Urban Development Framework.

52. Where South Cambridgeshire adopted local plan (September 2018) Major Development sites (Policies NW/4, SS/3 (1a), SS/3 (1b) and CSF/3) and Employment allocation sites (policies E/2 and E/3) adjoining the BUA we

propose inclusion of these areas into the new Cambridge Urban Framework. However, these sites should only be included when the current planning applications on each site have been granted and the schemes completed prior to the adoption of the emerging Greater Cambridge Local Plan. These are:

#### 53. Major Development Sites

- CSF/3, Cambridge Southern Fringe, Trumpington Meadows all built out except 16/1769/REM, Phases 10 and 11 Trumpington Meadows application permitted and under construction, site built out.
- SS/3 (1b), Cambridge East (18/0481/OUT) & (S/1231/18/OL) outline application permitted.
- SS/3 (1a), Cambridge East (S/2682/13/OL) and (20/02569/REM) Land North of Newmarket Road Fen Ditton application permitted.
- SS/3 (2), Phase 2 application permitted (21/02450/REM).
- SS/3 (3), Phase 3 Outline application permitted in 2016. A reserve matters planning application for 332 dwelling and commercial space was submitted in December 2023 and approved in November 2024 (23/04930/REM). A full planning application for 91 dwellings was submitted in December 2023 and approved in November 2024 (23/04936/FUL).
- NW/4, North West Cambridge, various applications, Land Between Madingley Road and Huntingdon Road, application permitted, construction at southeast end of site.

#### 54. Employment Allocations

- E/3, Fulbourn Road East, (21/00772/OUT) Technology Park Fulbourn Road. An application to alter the design of the approved buildings (23/03182/S73) was permitted in December 2023.
- E/2, Cambridge Biomedical Campus Extension - No planning applications.

#### 55. These additional, and changes to existing, boundaries will be included in this review. Proposed boundary change maps for Cambridge will be included on the Local Plan Policies map and insets..

## New settlements

56. The South Cambridgeshire Adopted Local Plan (2018) supported three strategic development sites that are now in the process of being developed and an approach to the defined development extents area is required for each site. The proposed approach for each strategic site is discussed below:

### Northstowe

57. The [Northstowe Development Framework Document \(2012\)](#) supports policy NS/2 by presenting a requisite site-wide masterplan for Northstowe. Other key policies include NS/4 (provision of green separation between the village frameworks of Longstanton and Oakington). On this basis the defined development extents approach is based on the extent shown on the Northstowe Masterplan (2012) on page 3 of the Northstowe Development Framework Document, broadly following the extent of the residential, employment and mixed-use areas whilst maintaining the green infrastructure network.

58. The proposed defined development extent for Northstowe new town is included on the Local Plan Policies map and insets..

### Waterbeach (new settlement)

59. The [Waterbeach new town supplementary planning document \(2019\)](#) provides guidance about how the new settlement should be designed, developed, and delivered in accordance with modified policy SS/6 of the Adopted South Cambridgeshire Local Plan 2018. Policy SS/6: Waterbeach new town, provides greater detail on the components for the new town, including the requirement for an SPD to provide greater detail and clarity on spatial outcomes and delivery. On this basis the approach taken is based on the extent shown on the Spatial Framework Diagram, page 35 of Waterbeach new town SPD, to broadly following the extent of the residential, employment and mixed use areas.

60. The Waterbeach New Town (Policy SS/6): has allocated approximately 8,000 to 9,000 dwellings. In The Urban and Civic part of the site (western part) an outline planning permission for up to 6,500 dwellings (including up to 600 residential institutional units), business and open spaces was granted in September 2019 (S/0559/17/OL). Detailed planning permission (20/01649/REM) for the delivery of 'green' (landscape), 'grey' (highways and earthworks) and 'blue' (surface and foul drainage) infrastructure and associated works for Key Phase 1 North (KP1N) was approved in August 2020, and the majority of this infrastructure is in place. Northern Woods (21/02400/REM) was granted detailed planning permission for 89 dwellings in July 2021. Eastern Woods (21/03866/REM) was granted detailed planning permission for 111 dwellings in December 2021.

61. At the RLW Estates (the eastern part of the site) an outline application (S/2075/18/OL) for up to 4,500 dwellings was considered by SCDC's planning committee in January 2021 where it was resolved to grant outline planning permission subject to the completion of the s106 agreement. The S106 was agreed in Autumn 2024 and decision notice was issued in December 2024. Full planning permission (S/0791/18/FL) for a relocated railway station and associated facilities and infrastructure was approved in January 2020.

62. The proposed defined development extent for Waterbeach new town is included on the Local Plan Policies map and insets.

### **Bourn Airfield**

63. The Adopted South Cambridgeshire Local Plan (2018) policy SS/7: Bourn Airfield New Village provides detail on the components for the new village including the requirement for an SPD to provide greater detail and clarity on spatial outcomes and delivery. The SPD cannot create new policy but expands upon Policy SS/7 to provide additional guidance for the development of the site. On this basis the approach taken based on the extent shown on the Spatial Framework Diagram, page 30/31 of Bourn Airfield New Village

SPD, and broadly follows the extent of the residential, employment and mixed-use areas.

64. An outline planning application for the Bourn Airfield New Village (S/3440/18/OL) was granted permission in July 2024. An application for full permission for Phase 1 and outline permission for Phase 2 of the redevelopment was granted in January 2021 (20/02568/FUL). Phase 1 has been completed. A full application for phase 2 was approved in January 2023 (22/03561/FUL).

65. The proposed defined development extent for Bourn new village is included on the Local Plan Policies map and insets.

## Outside of the defined development extents

66. Outside defined development extents the local plan includes some flexibility for reusing existing buildings, for development which supports the rural economy, and for other uses which need a countryside location; or are developed through prior approval or where the NPPF provides applicable guidance.

67. We propose that no development would be permitted except for:

- allocations within Neighbourhood Plans that have come into force (made);
- Rural Exception sites (see policy approach H/ES) which help meet local needs for affordable housing;
- development for agriculture, horticulture, forestry, outdoor recreation and other uses that need to be located in the countryside; or
- development supported by other policies in the plan.

## Recommendations and Outputs

68. This review has provided a proposed approach by the Councils in reviewing current adopted defined development extents. The current development frameworks which are adopted in the 2018 South Cambridgeshire Local Plan

(policy S/7) were reviewed for all settlements listed in Settlement Hierarchy policies (S/8, to S/11) against the adopted development framework criteria. This criterion informed the defined development extents shown on the maps at Appendix C these were captured from the development framework policy S/7 from the South Cambridgeshire Policy Map 2018 on ESRI GIS. By identifying misalignments and split garden extents from the defined development extent sin the adopted plan, this evidence will ensure that the proposed defined development extents are robust and up to date, having taken into account any material changes. A map showing each settlement for defined development extents changes and amendments can be found at Appendix C and can also be viewed on the interactive draft Local Plan Policies Map. Where additional and new defined development extents are proposed these can be seen on the Greater Cambridge Local Plan Policies map and insets.

## Appendix A

### Review of Local Authority alternate approaches

#### Fenland District Council

Fenland District Council's document [Methodology for Defining Settlement Boundaries, May 2022](#), provides a justification for reintroducing settlement boundaries in Fenland's Local Plan. The purpose of introducing boundaries for the council was to provide clarity on where development is acceptable. The document provides insight on how the emerging plan will introduce new criteria for defining settlement boundaries, and how this criterion will be used to map all of the settlements in their settlement hierarchy. The criteria used to define their settlement boundaries sets out how it was in accordance with guidance in the NPPF and Local Plan policies. When formulating our approach to reviewing existing defined development extents we took a similar approach as we ensured that NPPF guidance and adopted/emerging local plan policy were implemented when setting our criteria.

#### Peterborough

The Peterborough Local Plan Urban area and Village Boundary Review (2018) was a report produced by the council in which they considered suggestions for changes to the urban area boundary and village envelopes in Peterborough. The report made recommendations for the inclusion of identified errors in the Boundary Review in the Peterborough Local Plan. The review was part of the [Preliminary Draft Local Plan consultation in January 2016](#) where residents, landowners, agents and Parish Councils were invited to suggest changes to village envelopes. In the report the focus was on minor changes to village envelope as major changes were addressed in a [Sites Evidence Report \(2018\)](#). The criteria used to assess village envelopes were used to determine the merits of change itself and didn't take into consideration the potential impacts of development. Through this review document we adopted in our strategy when reviewing defined development extents as we ensured that the potential impacts of development were considered.

#### East Cambridgeshire District Council

East Cambridgeshire District Council has adopted development envelopes to prevent urban sprawl into the open countryside and protect the character and setting of settlements. The council's strategy to development envelopes was introduced in the [East Cambridgeshire Local Plan \(2015\)](#), in which they developed how boundaries had changed in accordance with new allocations on the edge of towns and villages and in the light of change. A justification had also been given in relation to what they had chosen to exclude development boundaries. When reviewing defined development extents, the council undertook a similar approach in which where new allocations and developments were not included within the defined development extents then a justification for their exclusion had to be given.

### **Ashford Borough Council**

Ashford Borough Council's document '[Adoption of village envelope boundary maps](#)', 11th April 2019, moved away from the description of the 'village envelope' or 'built-up confines' defined in written terms for various reasons; the key reasons are (none are policy related):

The NPPF published in 2012 changed the national planning policy guidance on such matters by only seeking to restrict, in principle, new development in 'isolated' locations and subsequent caselaw has reinforced this definition so that it is now clear this would not apply to locations adjoining existing settlements.

Members had also previously expressed the wish for some form of map-based definition of the 'built-up confines' in order to provide greater clarity for applicants, local residents as well as officers and members in their decision-making roles on planning applications. These maps would then sit alongside, and be in general consistency with, the written definition of built-up confines in the Local Plan.

### **Waveney District Council**

Waveney District Council's topic paper [Definition of Settlement Boundaries \(2018\)](#) provides a background on how the council defined their Settlement Boundaries and gives a justification for the introduction of settlement boundaries in their Local Plan policy. The criteria used by the Waveney District Council to define settlement

boundaries was similar to our approach as it aligned with the policies of the NPPF and those set out in their Local Plan.

## Appendix B:

### Development frameworks for review by Settlement Hierarchy, South Cambridgeshire Adopted Local Plan (September 2018)

#### **Policy S/8: Rural Centres**

Cambourne, Cottenham, Great Shelford and Stapleford, Histon and Impington, Sawston

#### **Policy S/9: Minor Rural Centres**

Bar Hill, Bassingbourn, Comberton, Fulbourn, Gamlingay, Linton, Melbourn, Milton, Papworth Everard, Swavesey, Waterbeach, Willingham

#### **Policy S/10: Group Villages**

Balsham, Barrington, Barton, Bourn, Castle Camps, Coton, Dry Drayton, Duxford, Elsworth, Eltisley, Fen Ditton, Fen Drayton, Fowlmere, Foxton, Great Abington, Great Wilbraham, Guilden Morden, Hardwick, Harston, Haslingfield, Hauxton, Highfields Caldecote, Little Abington, Longstanton, Meldreth, Oakington, Orwell, Over, Steeple Morden, Teversham, Thriplow, Whittlesford

#### **Policy S/11: Infill Villages**

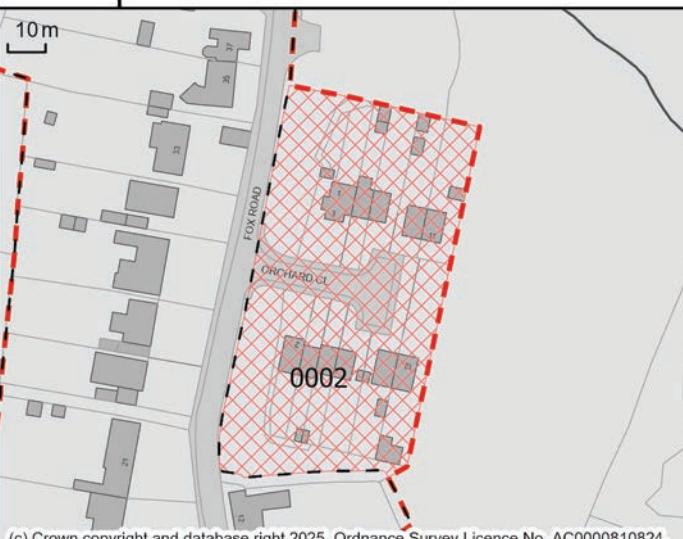
Abington Pigotts, Arrington, Babraham, Bartlow, Boxworth, Carlton, Caxton, Childerley, Conington, Croxton, Croydon, East Hatley, Grantchester, Graveley, Great Chishill, Great Eversden, Harlton, Hatley St George, Heathfield, Heydon, Hildersham, Hinxton, Horningsea, Horseheath, Ickleton, Kingston, Knapwell, Kneesworth, Landbeach, Litlington, Little Chishill, Little Eversden, Little Gransden, Little Shelford, Little Wilbraham, Lolworth, Longstowe, Madingley, Newton, Pampisford, Papworth St Agnes, Rampton, Shepreth, Shingay-cum-Wendy, Shudy Camps, Six Mile Bottom, Stow-cum-Quy, Streetly End, Tadlow, Toft, Weston Colville, Weston Green, West Wickham, West Wratting, Whaddon, Wimpole

## Appendix C:

### **Mapped proposals amended defined development extents**

Ref. No.	Village
0001	Balsham
	

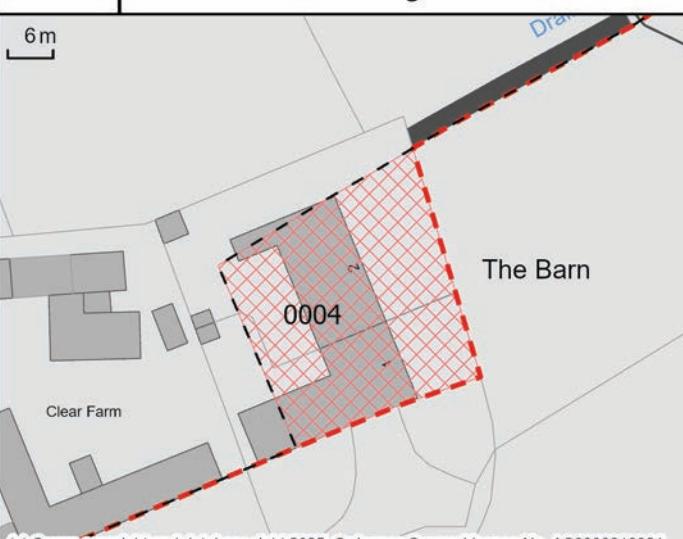
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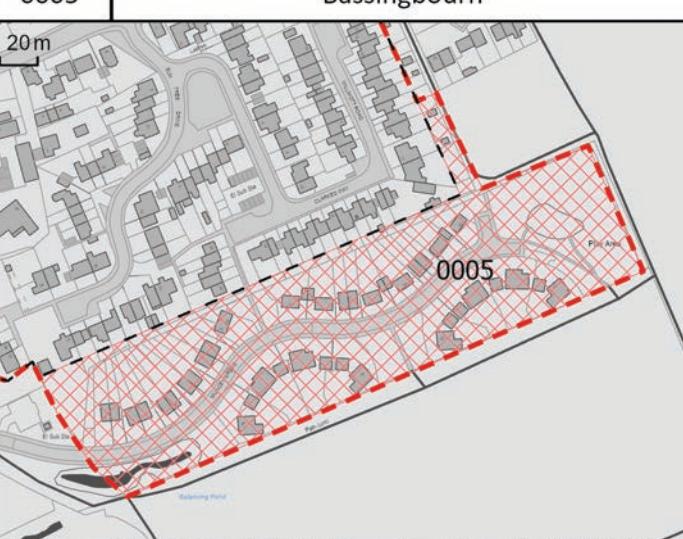
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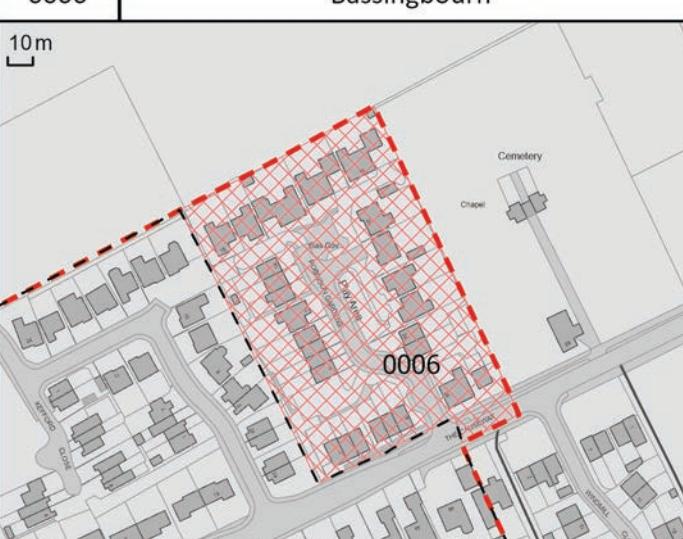
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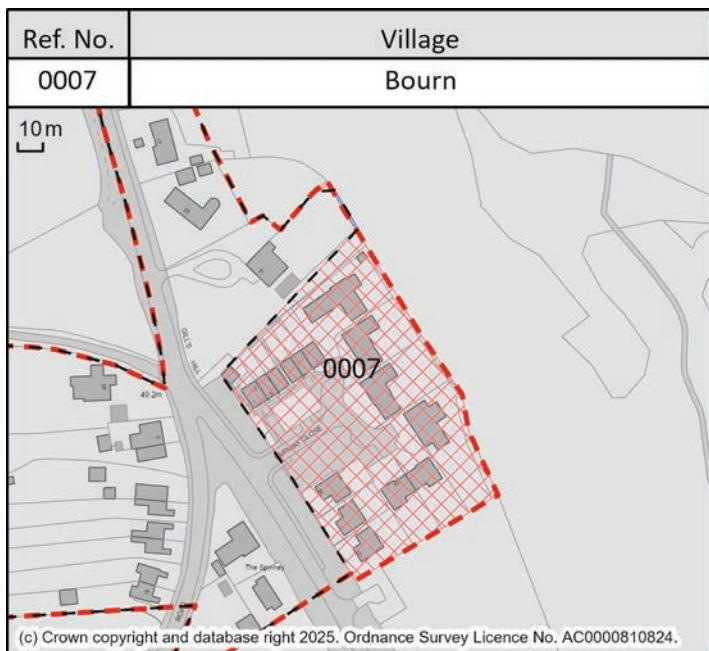
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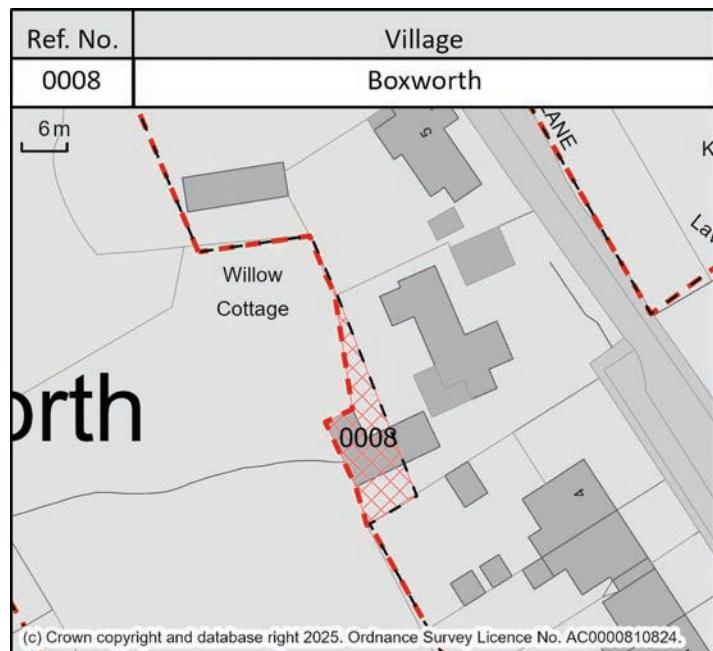
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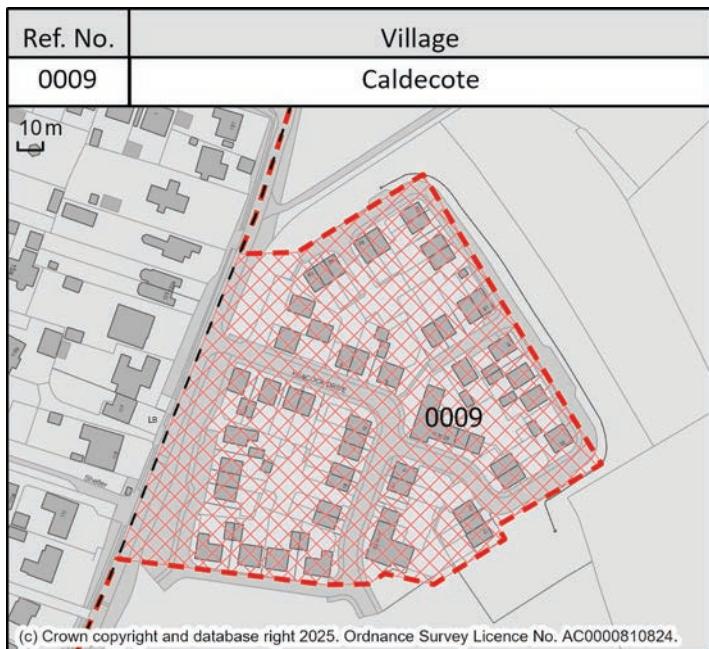
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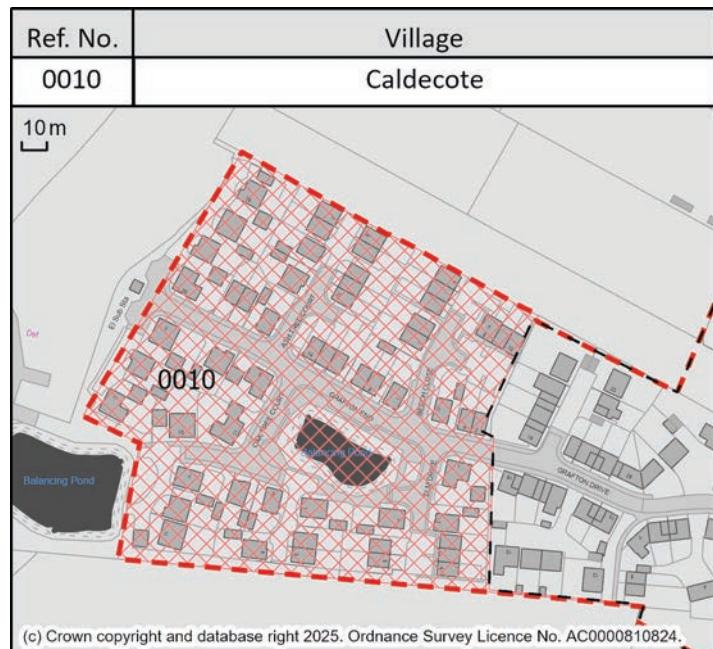
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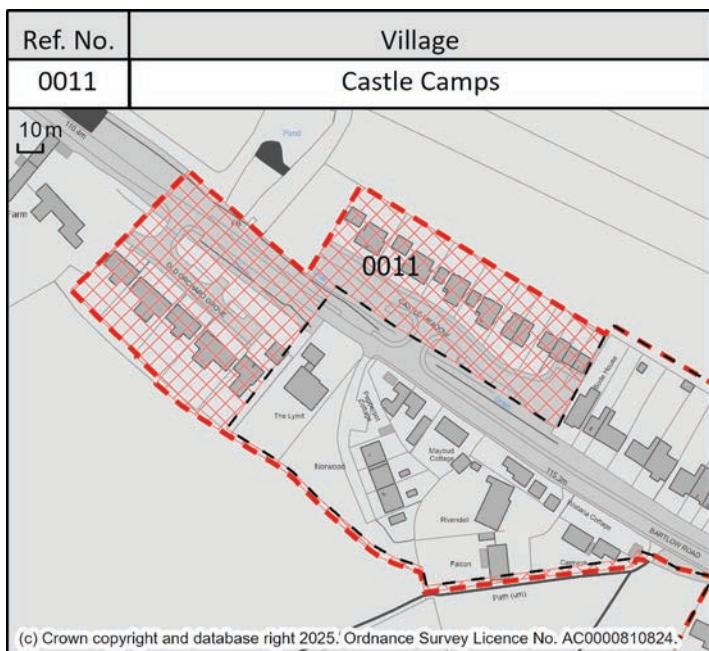
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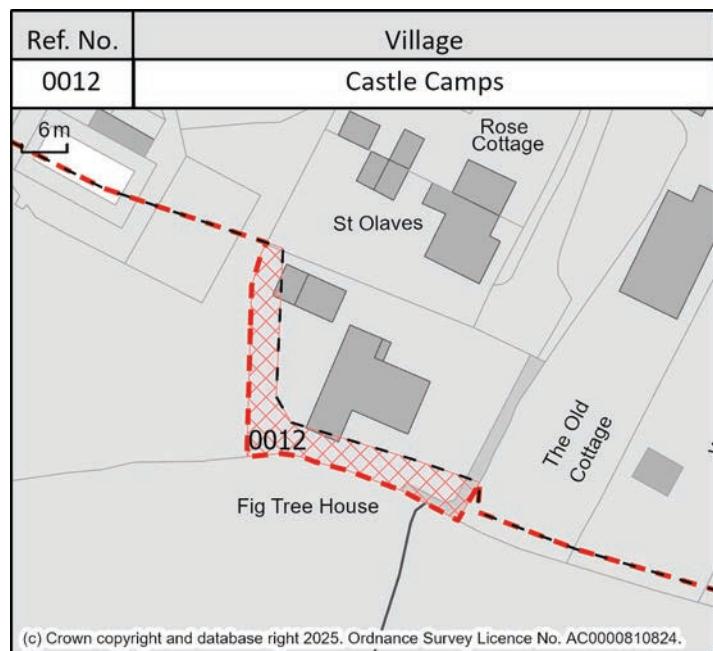
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Ref. No.	Village
0008	Boxworth
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Ref. No.	Village
0009	Caldecote
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Ref. No.	Village
0010	Caldecote
	(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.

Ref. No.	Village
0011	Castle Camps
	(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.

Ref. No.	Village
0012	Castle Camps
	(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.

Ref. No.	Village
0013	Castle Camps

6m

Drain

0013

Church of England

Castle Camps

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Ref. No.	Village
0014	Comberton

6m

0014

Sewage Pumping Station

all

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Ref. No.	Village
0015	Cottenham

20m

0015

Cottenham Primary School

Cottenham Hall

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Ref. No.	Village
0016	Cottenham

10m

0016

Cottenham Park

Cottenham Primary School

Cottenham Hall

FB

Factory

Depot

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Ref. No.	Village
0017	Cottenham

20m

0017

Cottenham Primary School

King Georges Field (Recd Gd)

Cottenham Hall

Spa Pavilion

King Georges Field (Recd Gd)

Bowling Green

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Ref. No.	Village
0018	Cottenham

75m

0018

0019

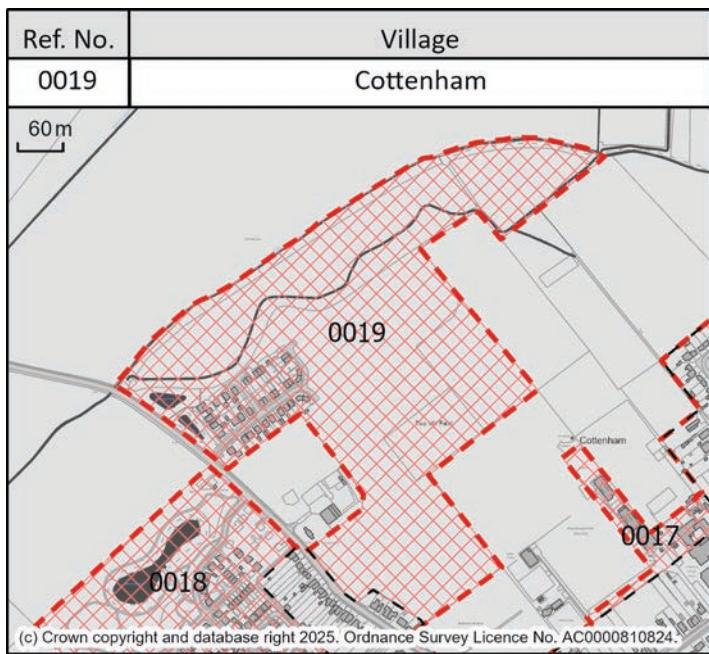
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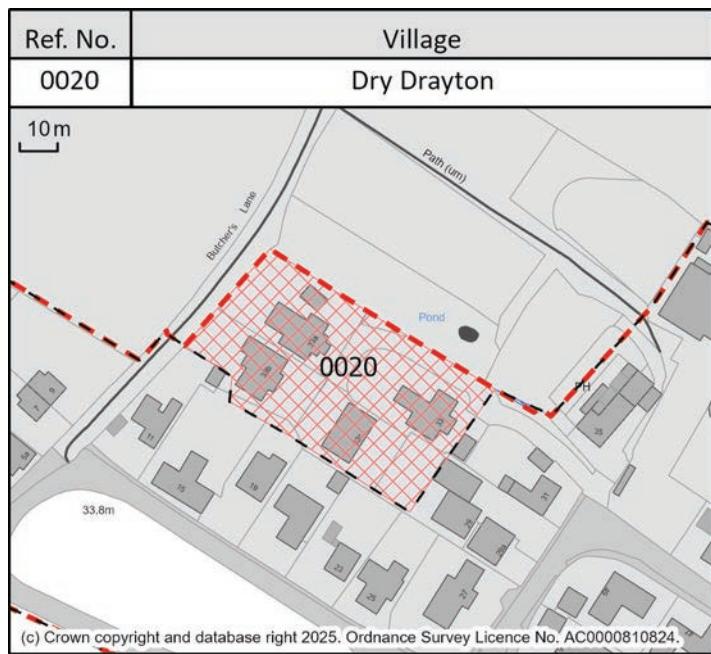
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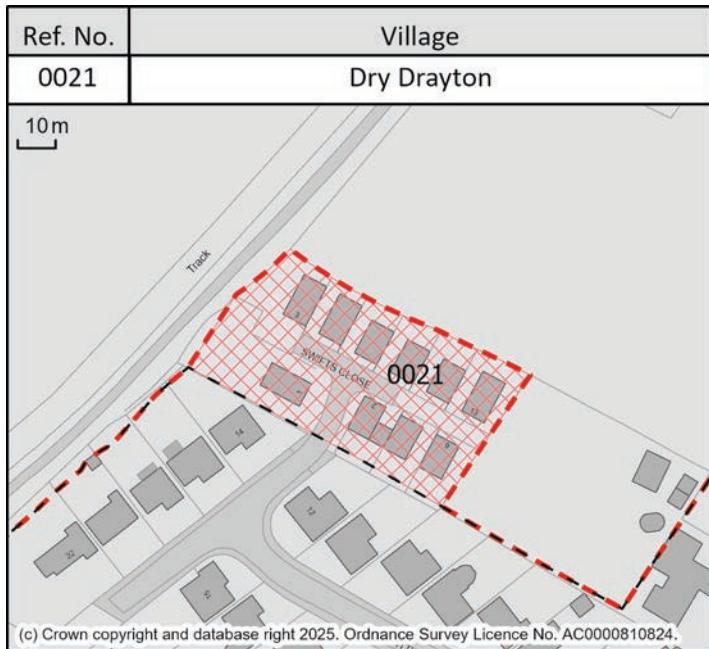
King Georges Field (Recd Gd)

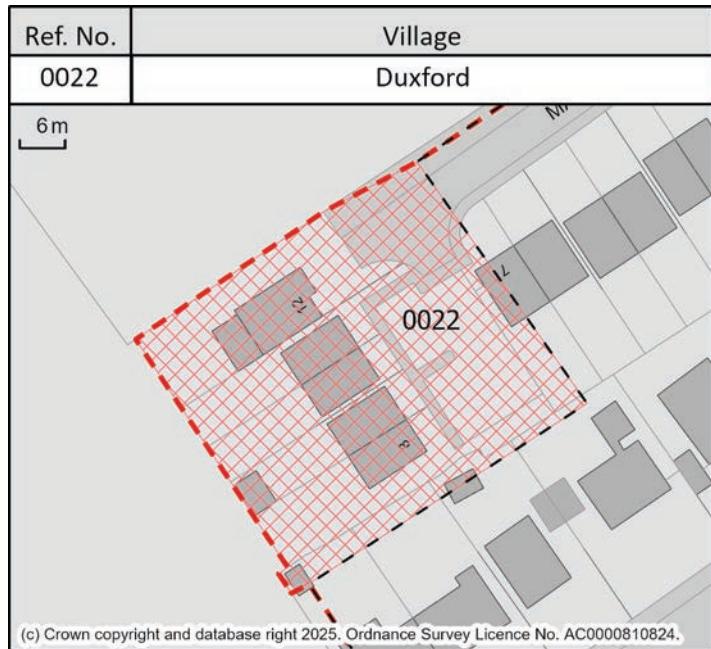
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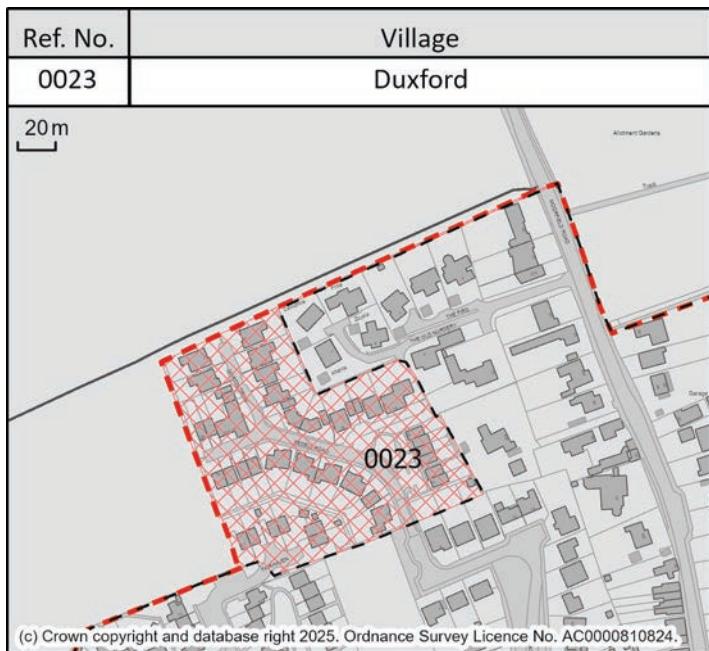
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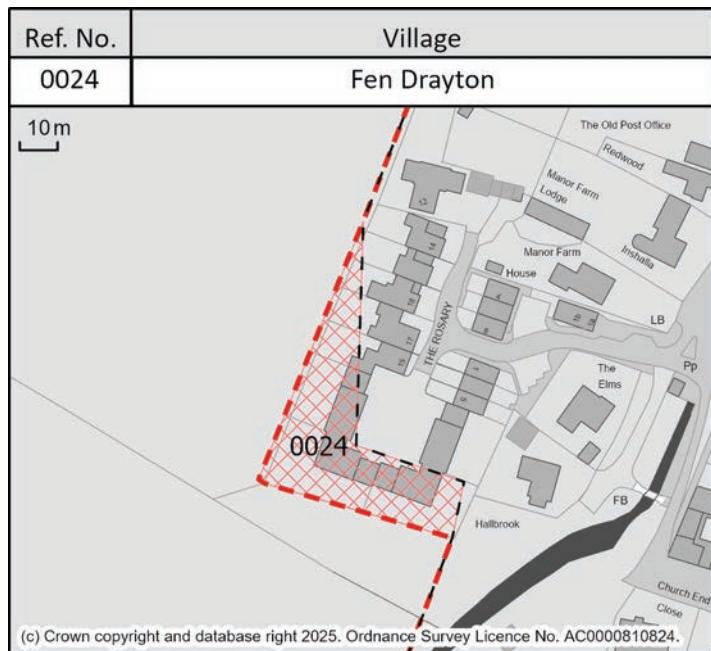
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0019	Cottenham
0019	 <p>60m</p> <p>(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.</p>

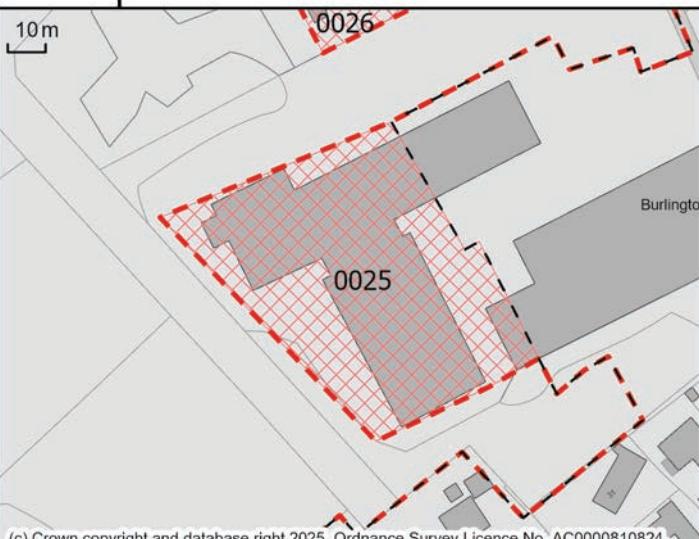
Ref. No.	Village
0020	Dry Drayton
0020	 <p>10m</p> <p>Path (am)</p> <p>Butcher's Lane</p> <p>Pond</p> <p>33.8m</p> <p>(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.</p>

Ref. No.	Village
0021	Dry Drayton
0021	 <p>10m</p> <p>Track</p> <p>SWETS CLOSE</p> <p>(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.</p>

Ref. No.	Village
0022	Duxford
0022	 <p>6m</p> <p>M</p> <p>(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.</p>

Ref. No.	Village
0023	Duxford
0023	 <p>20m</p> <p>Allotment Gardens</p> <p>Track</p> <p>(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.</p>

Ref. No.	Village
0024	Fen Drayton
0024	 <p>10m</p> <p>The Old Post Office</p> <p>Redwood</p> <p>Manor Farm Lodge</p> <p>Manor Farm</p> <p>House</p> <p>LB</p> <p>Pp</p> <p>THE ROSEMARY</p> <p>The Elms</p> <p>FB</p> <p>Halbrook</p> <p>Church End Close</p> <p>(c) Crown copyright and database right 2025. Ordnance Survey Licence No. AC0000810824.</p>

Ref. No.	Village
0025	Foxton
	

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0026	Foxton
	

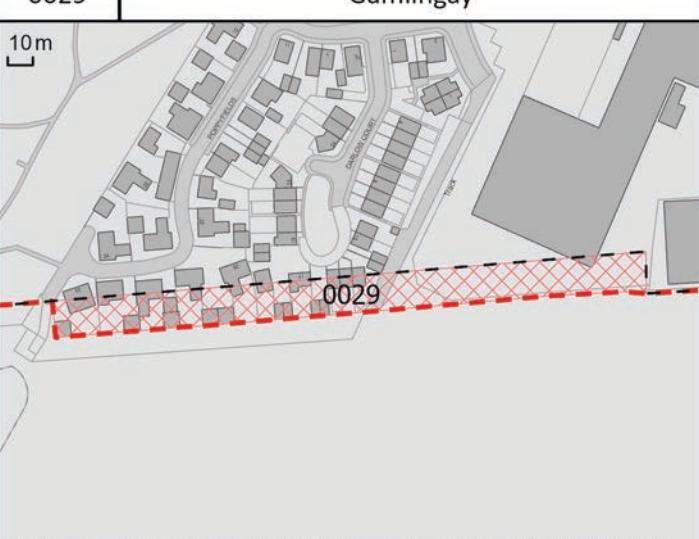
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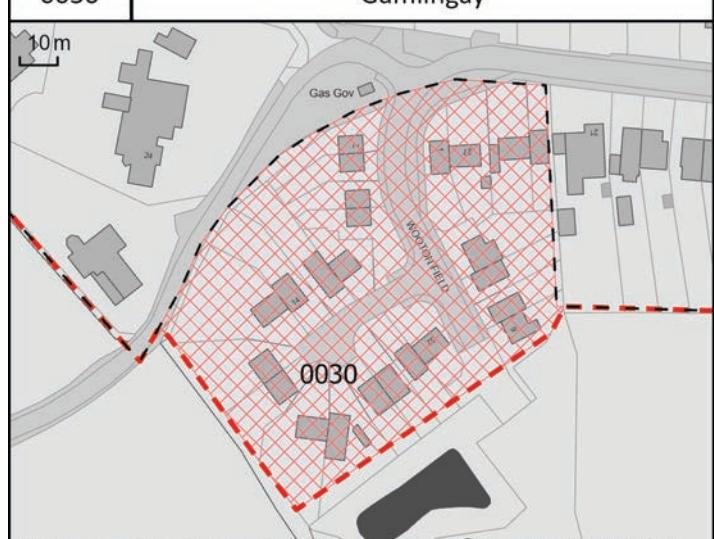
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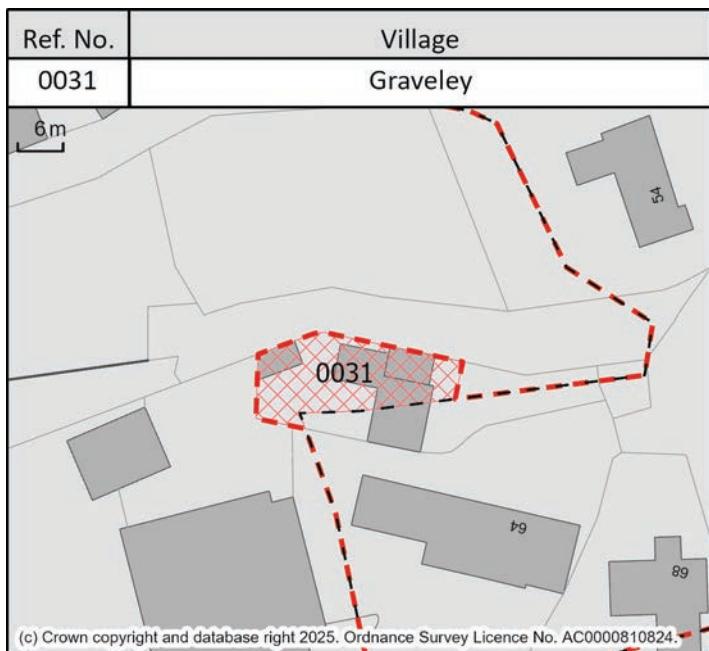
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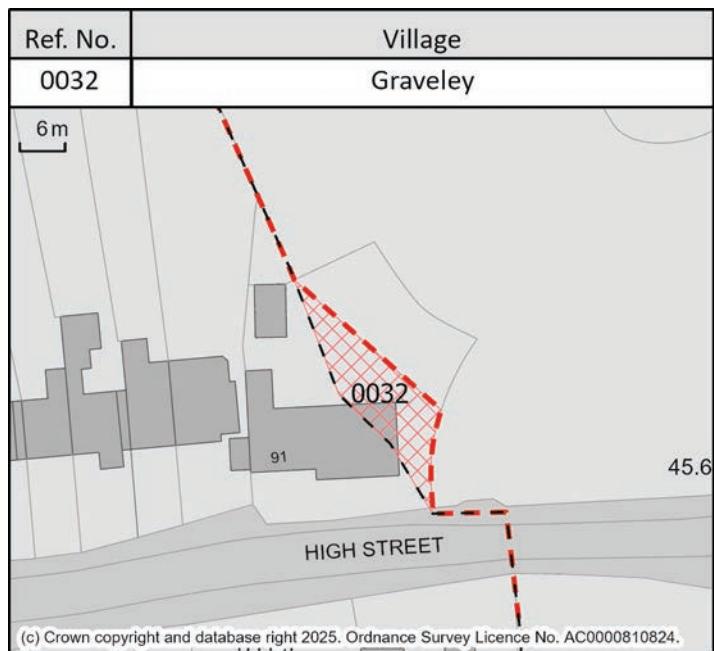
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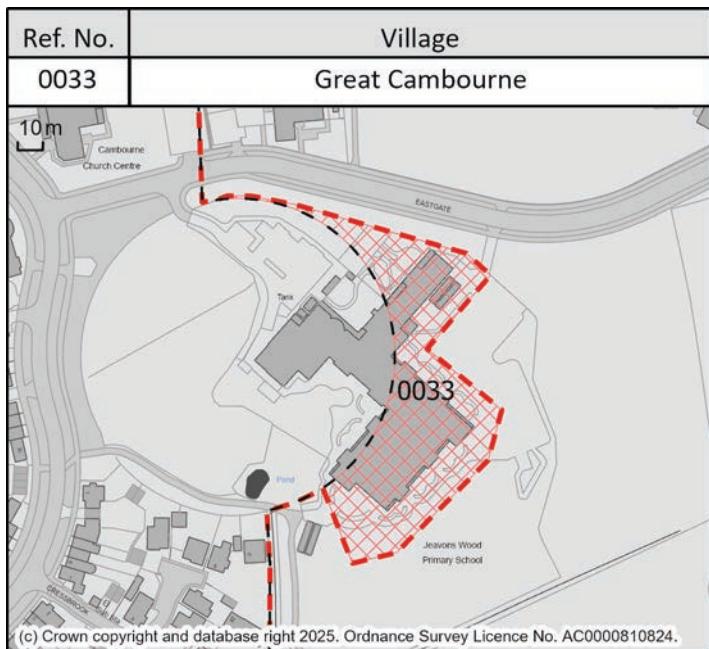
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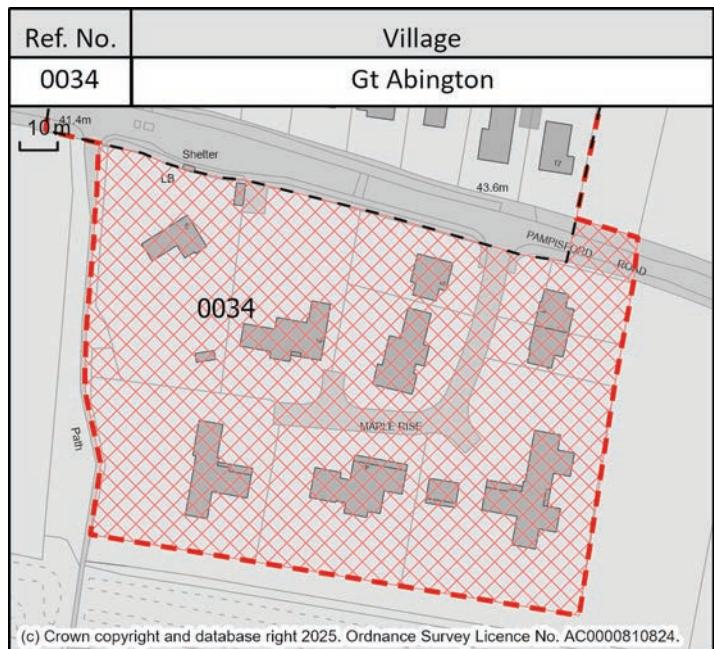
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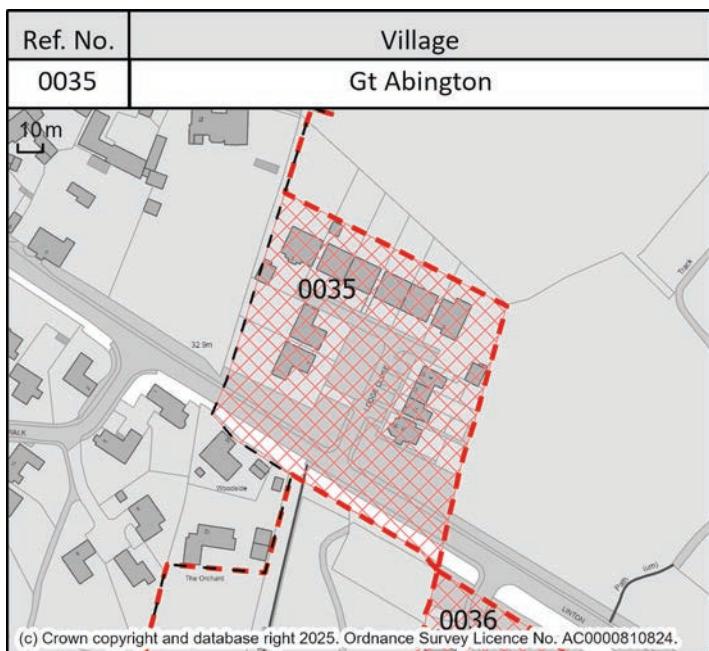
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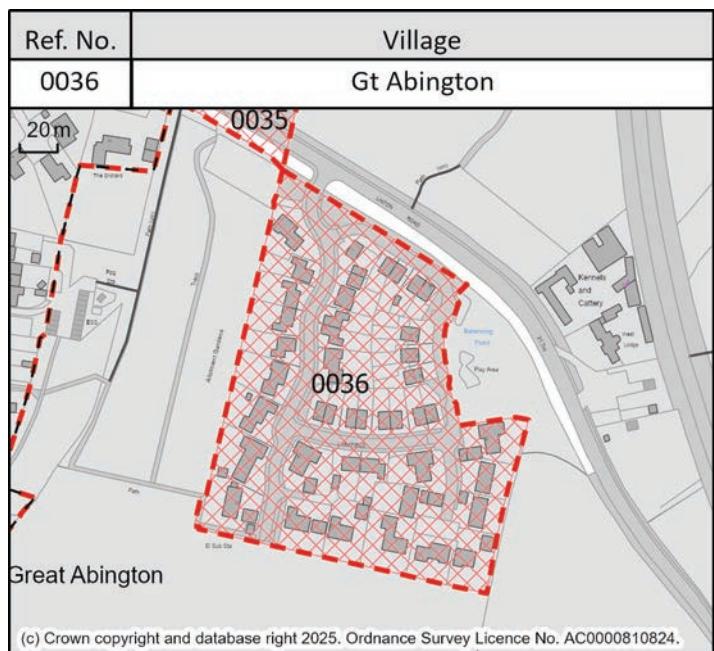
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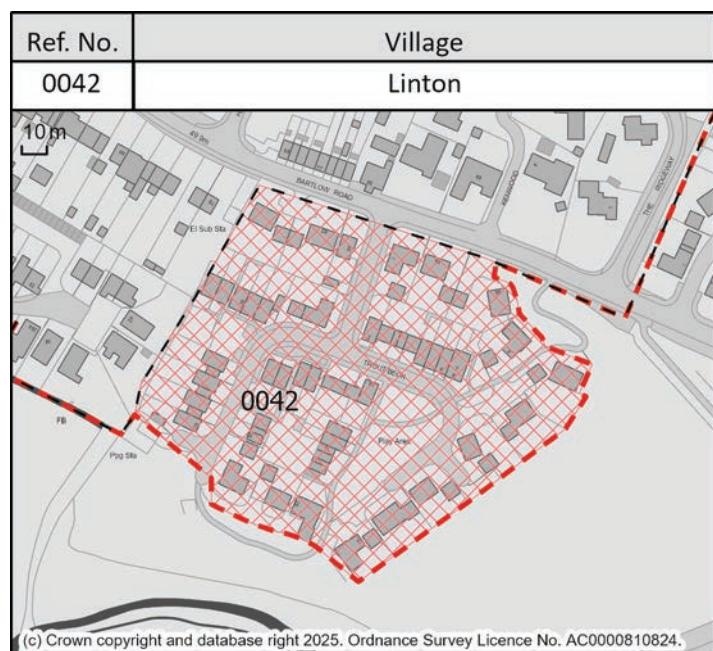
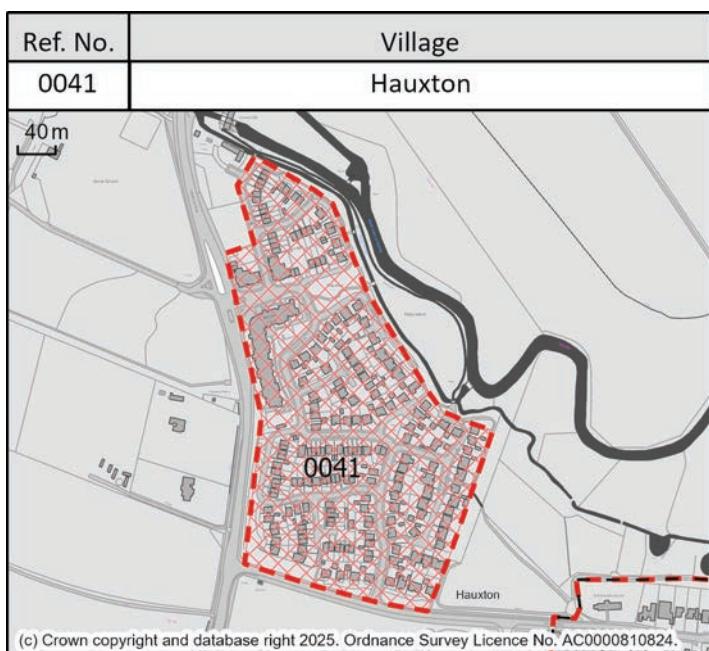
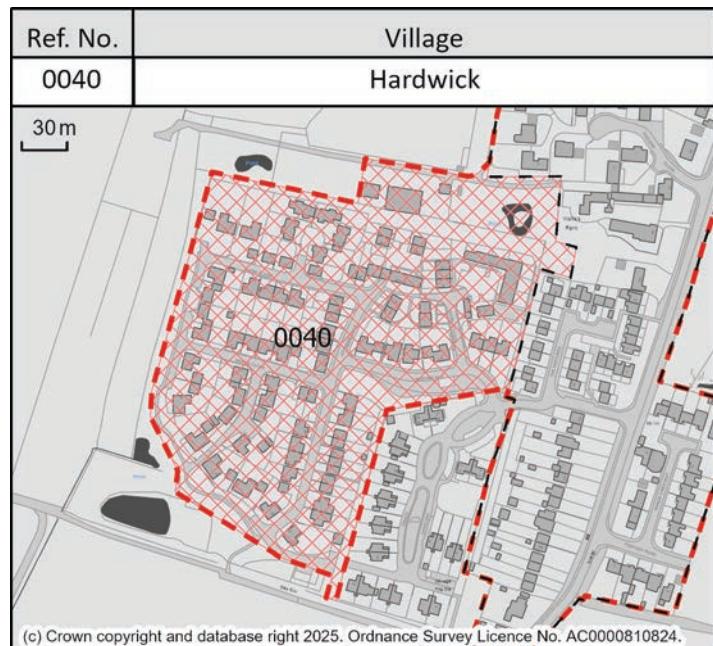
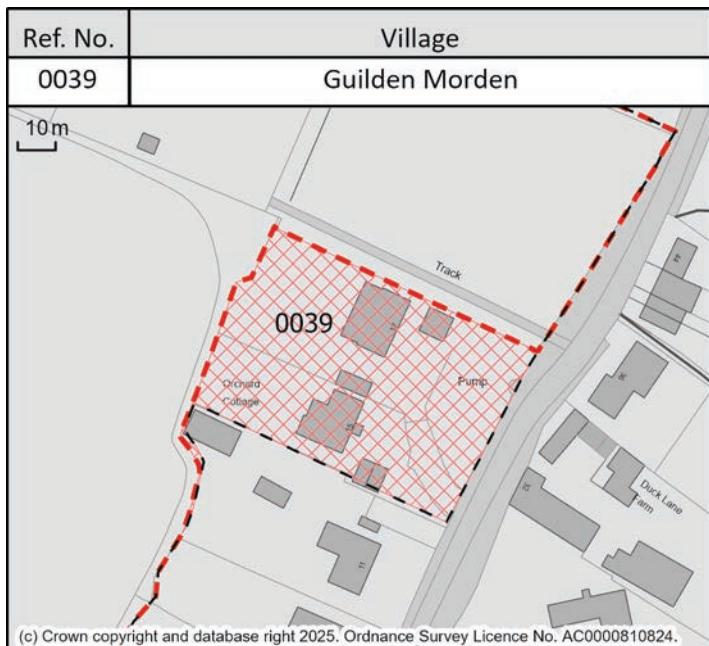
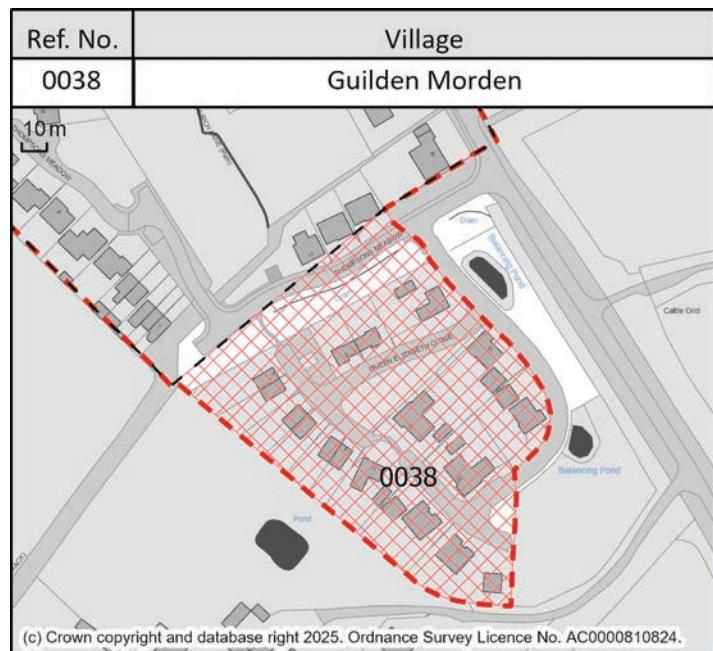
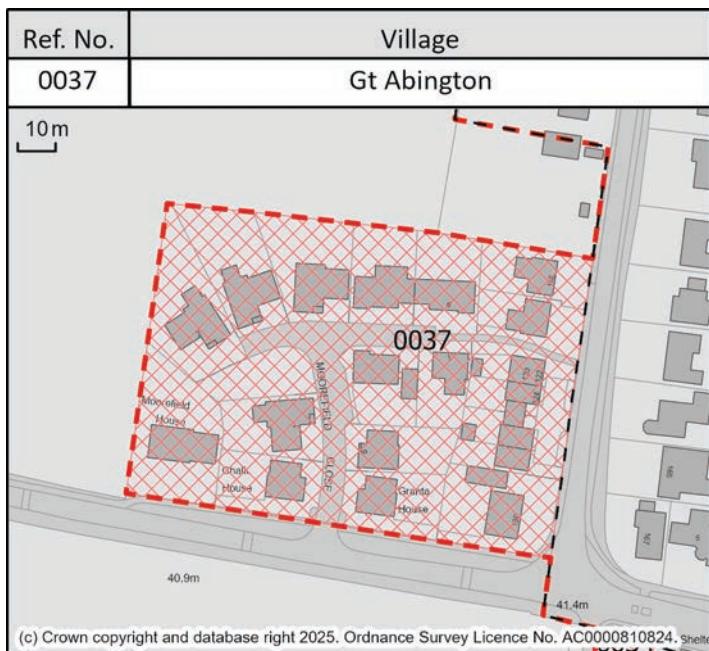
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Ref. No.	Village
0036	Gt Abington
	

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Ref. No.	Village
0043	Linton

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Ref. No.	Village
0044	Little Gransden

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Ref. No.	Village
0045	Longstanton

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0046	Melbourn

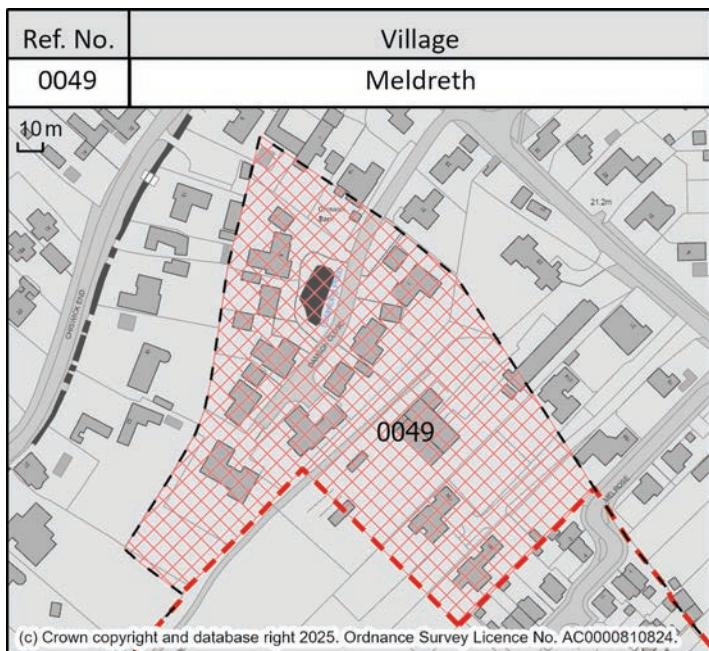
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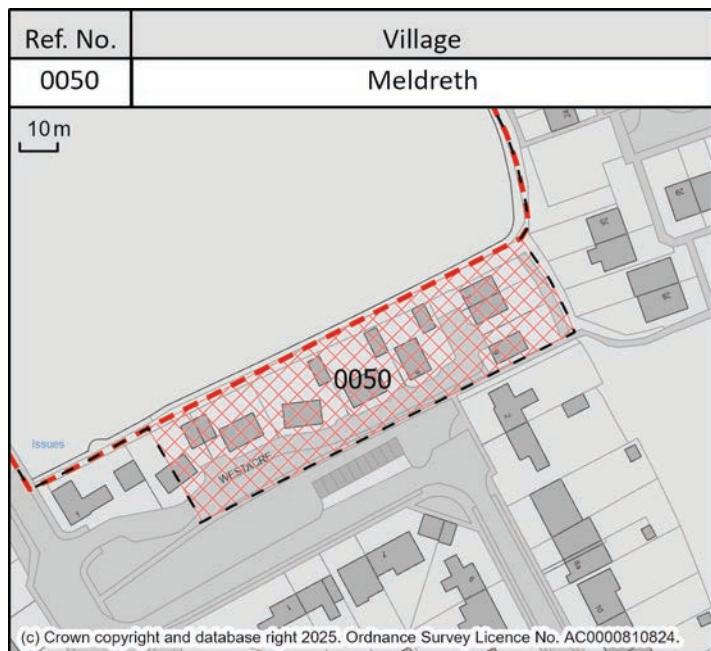
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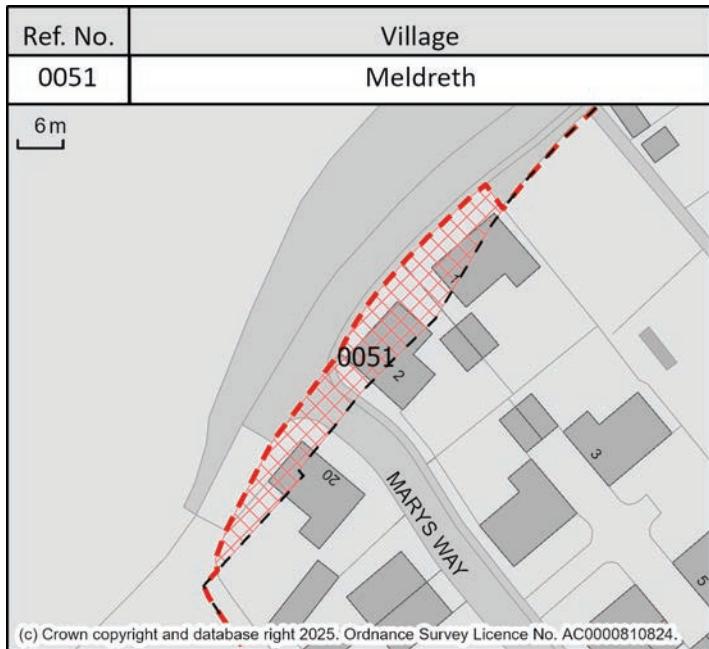
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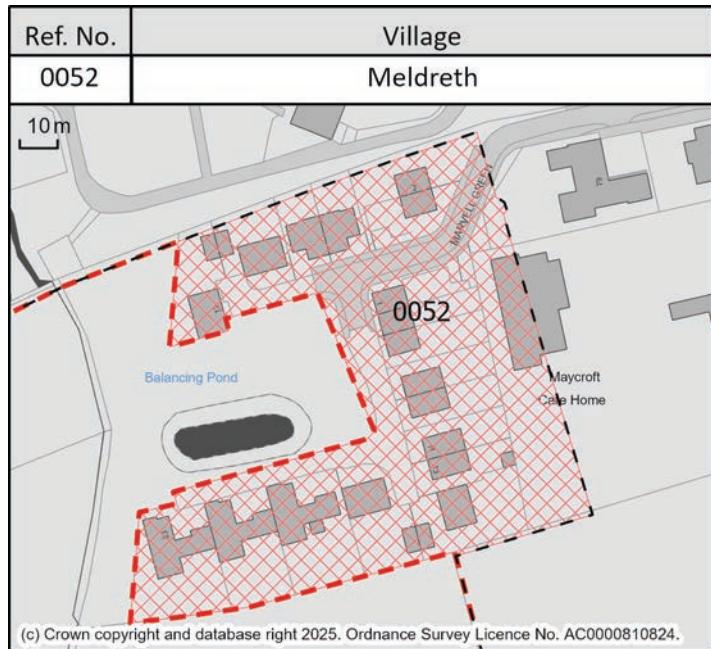
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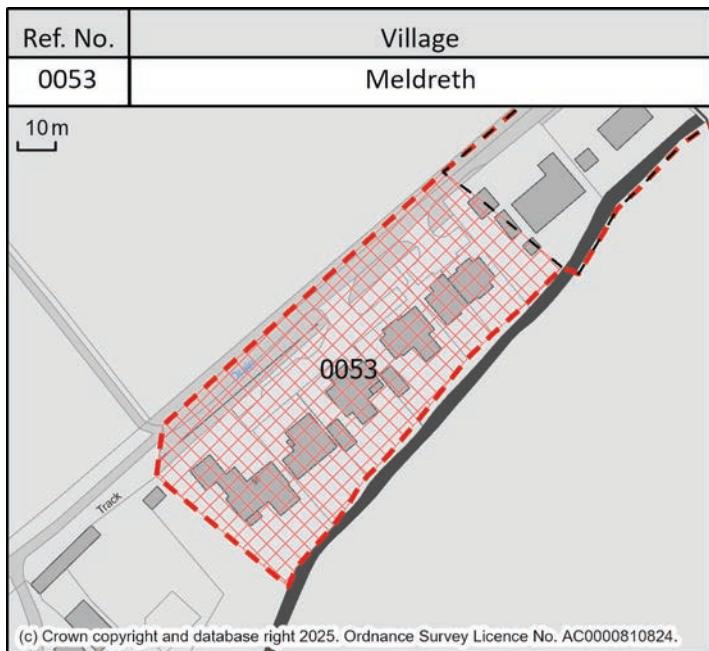
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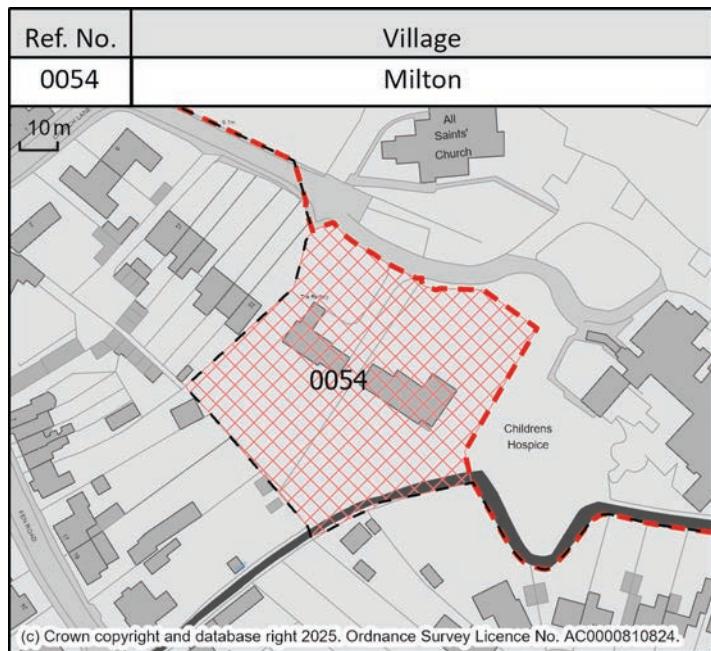
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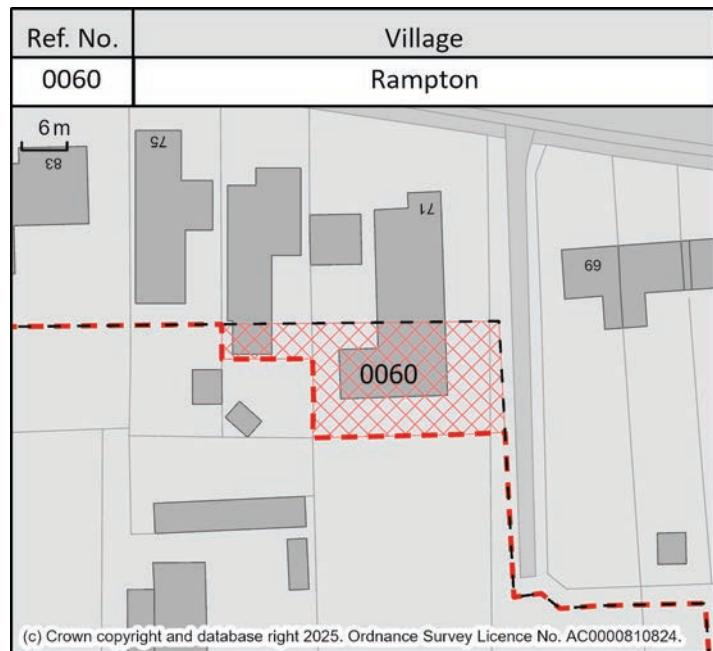
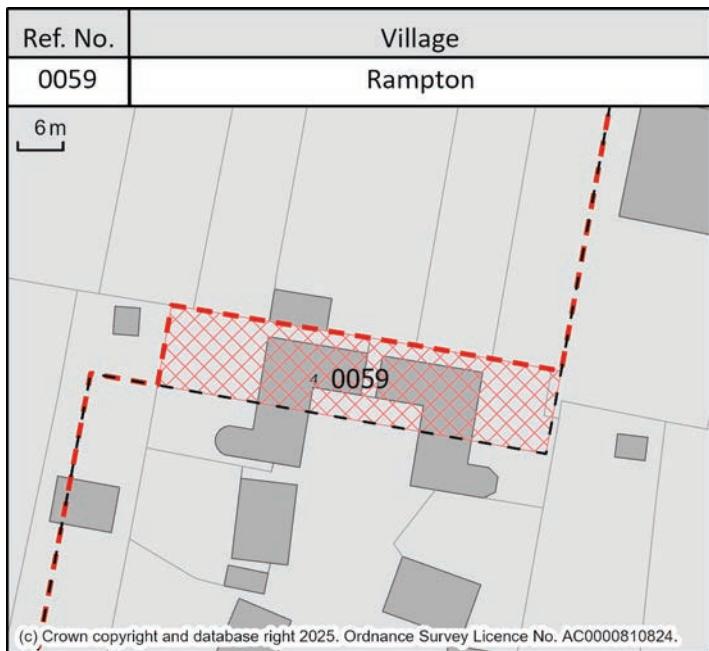
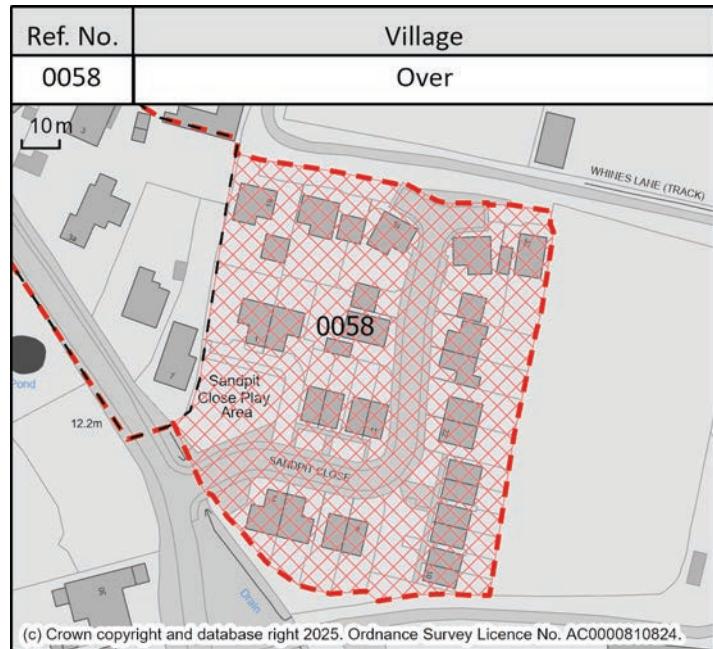
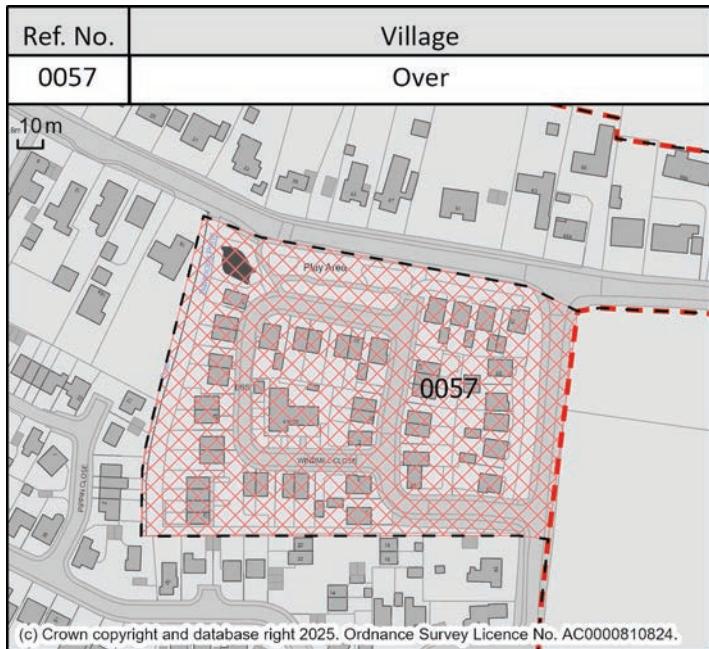
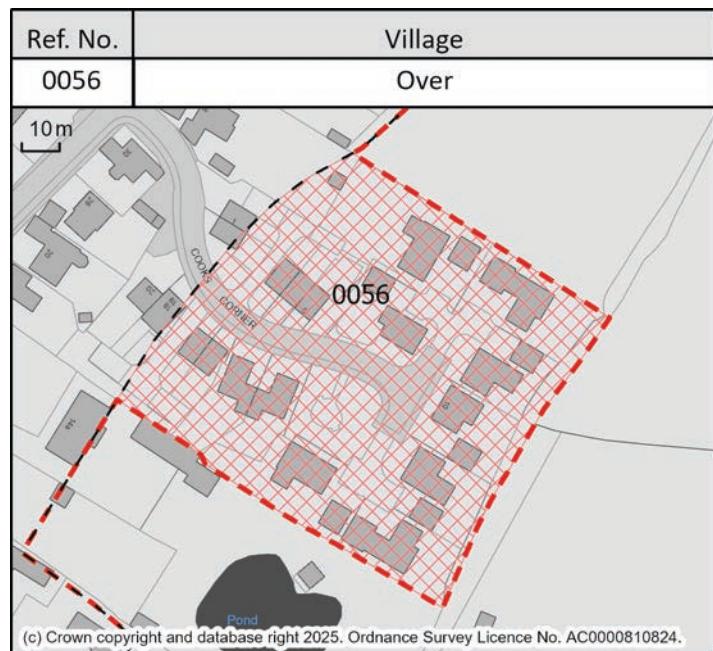
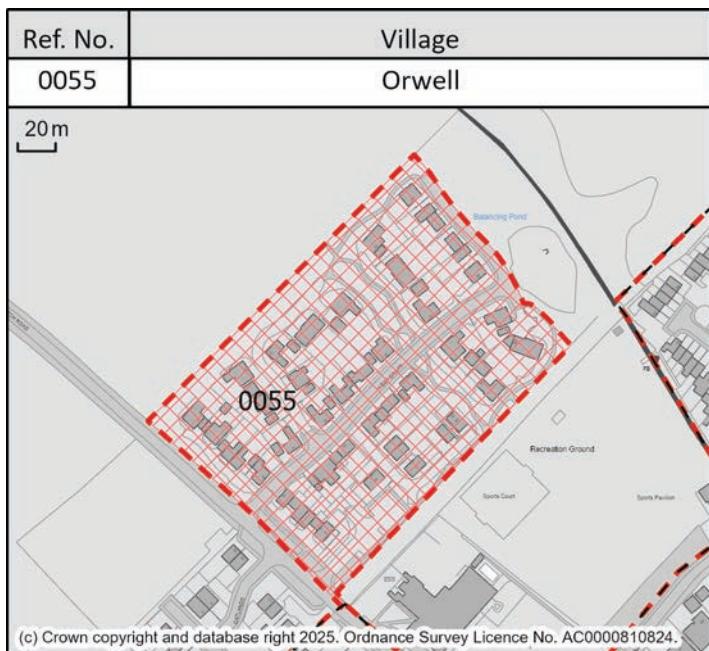
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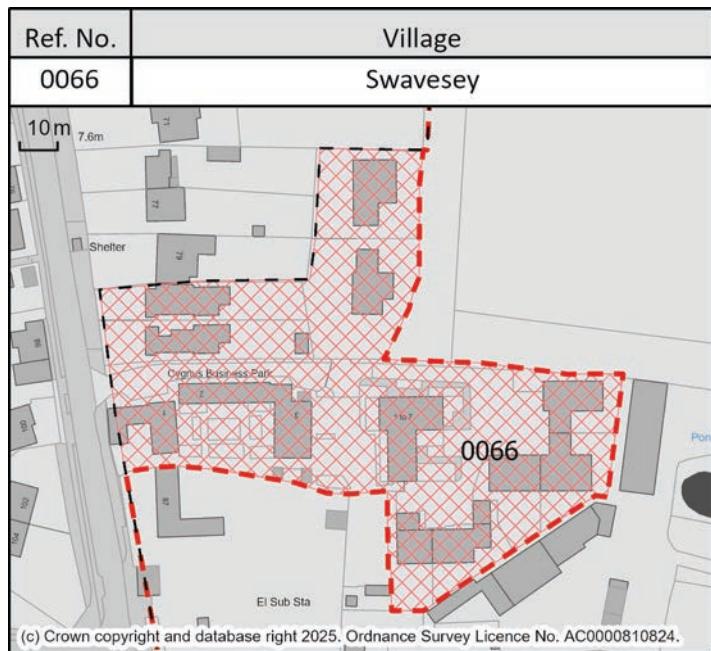
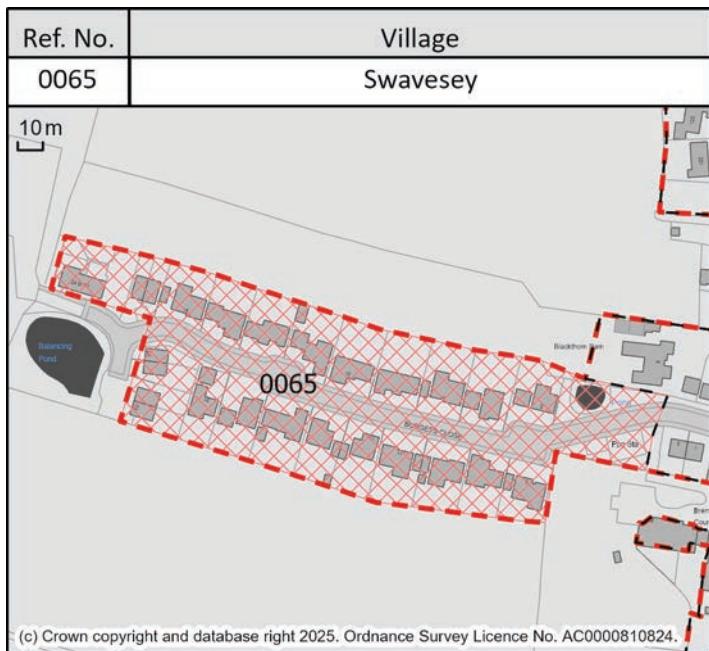
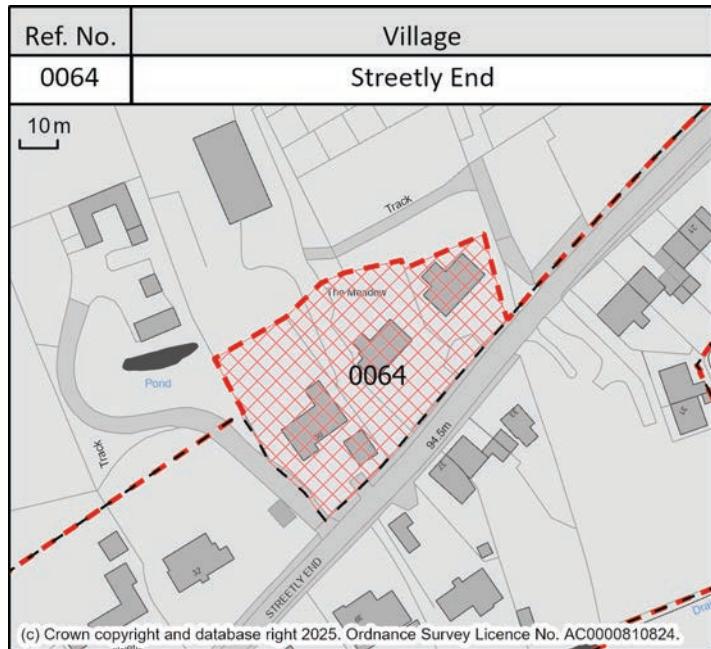
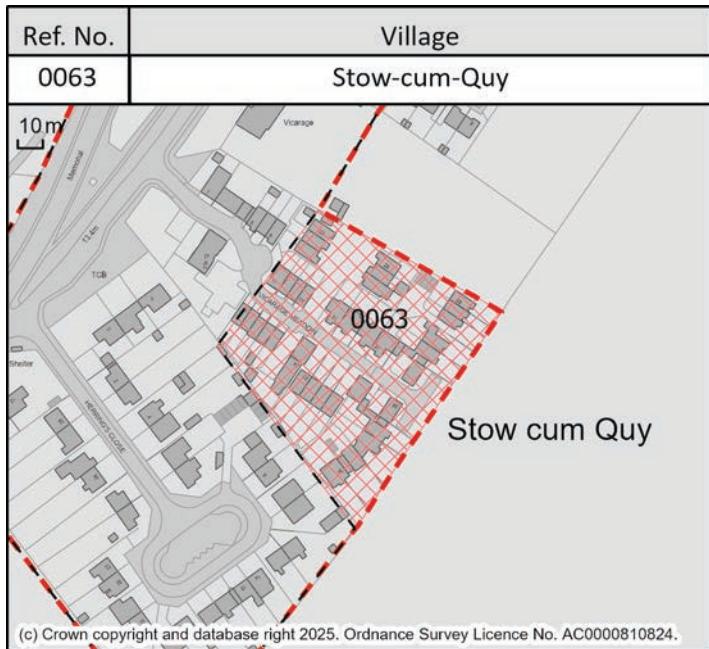
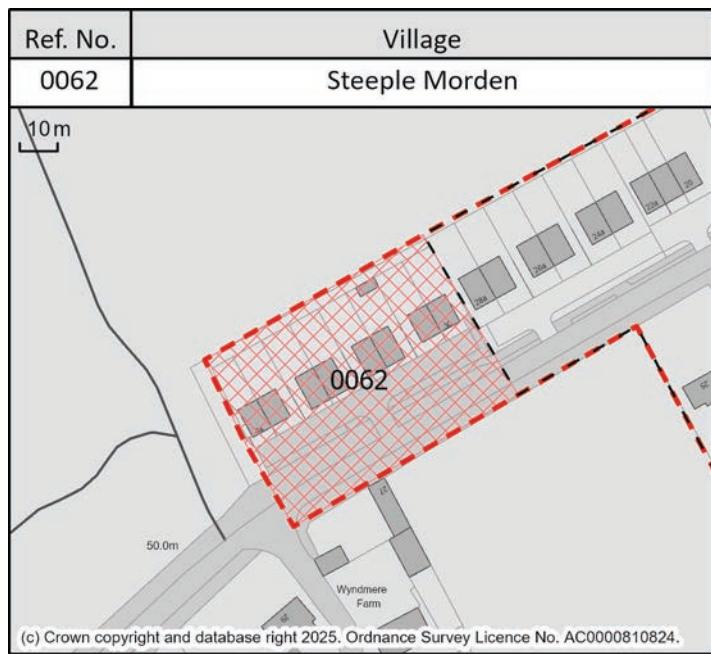
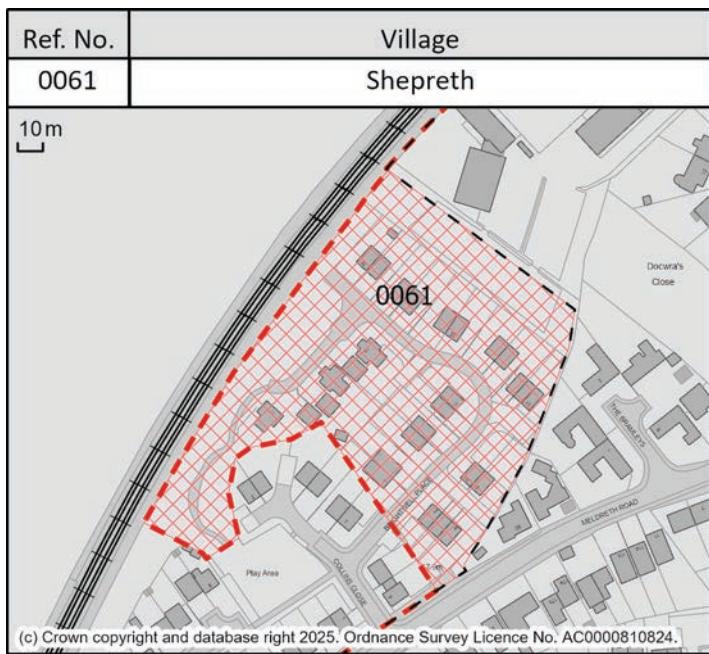
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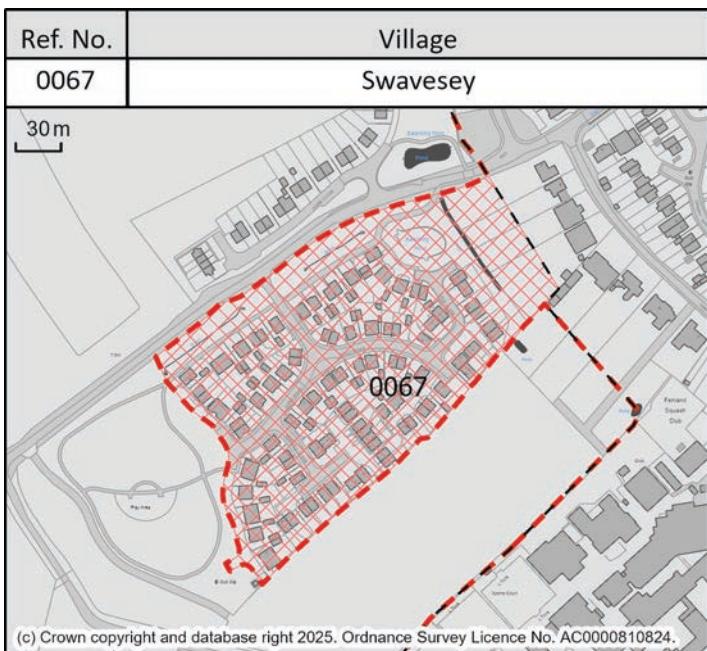
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Ref. No.	Village
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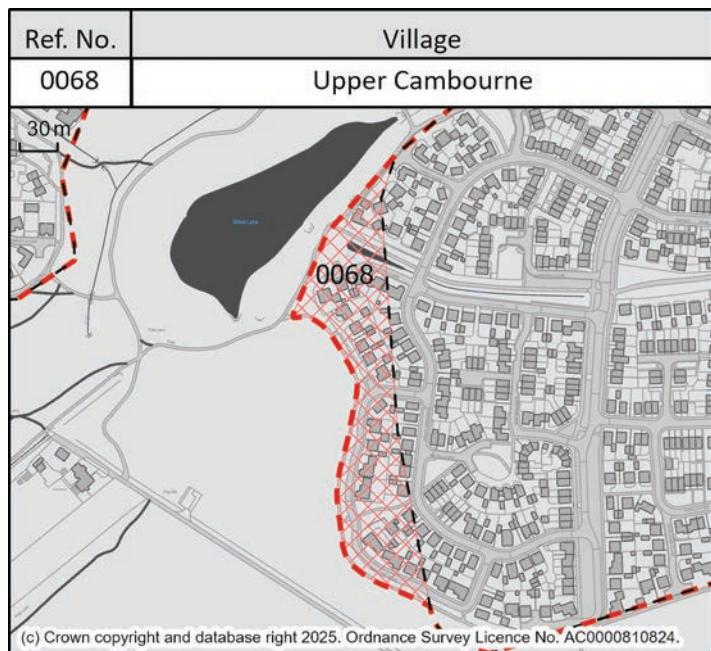


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0067	Swavesey



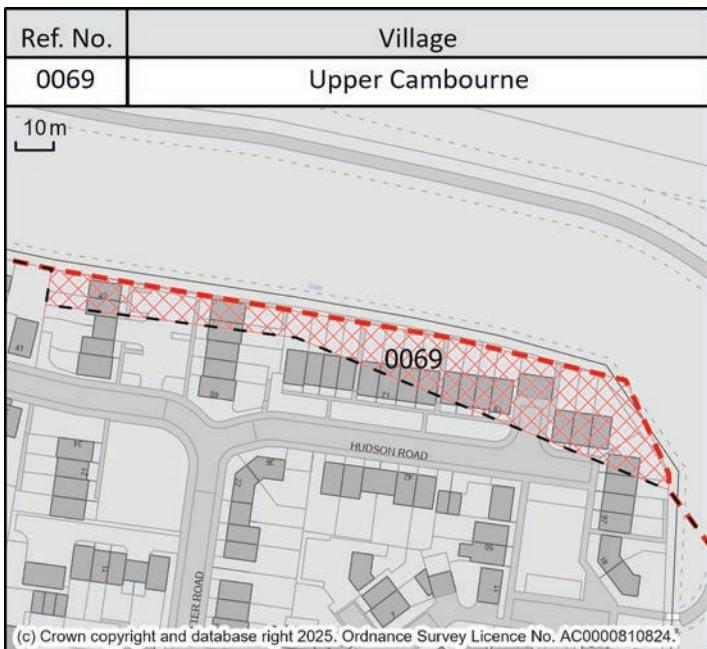
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Ref. No.	Village
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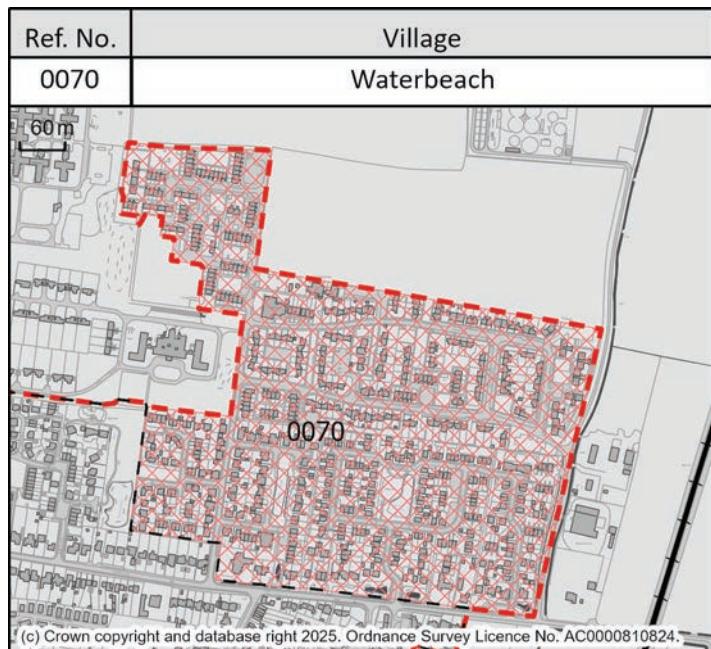
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Ref. No.	Village
0069	Upper Cambourne



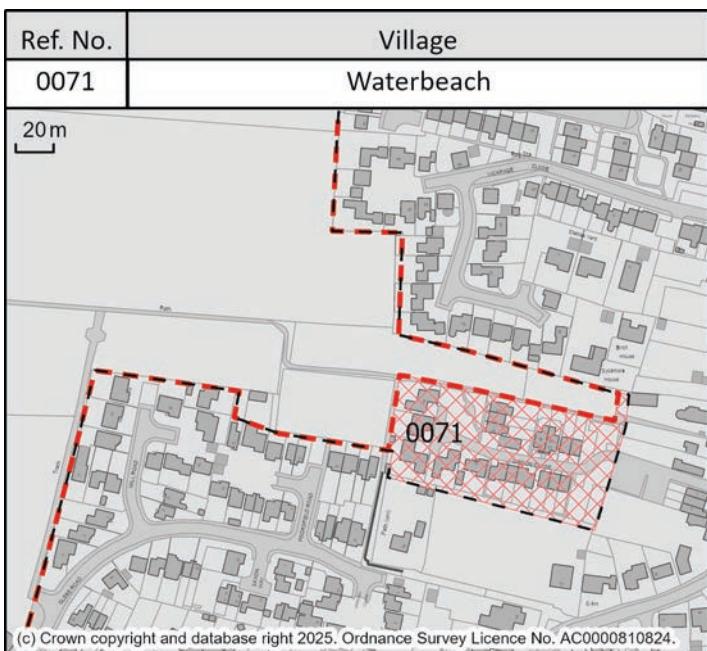
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Ref. No.	Village
0070	Waterbeach



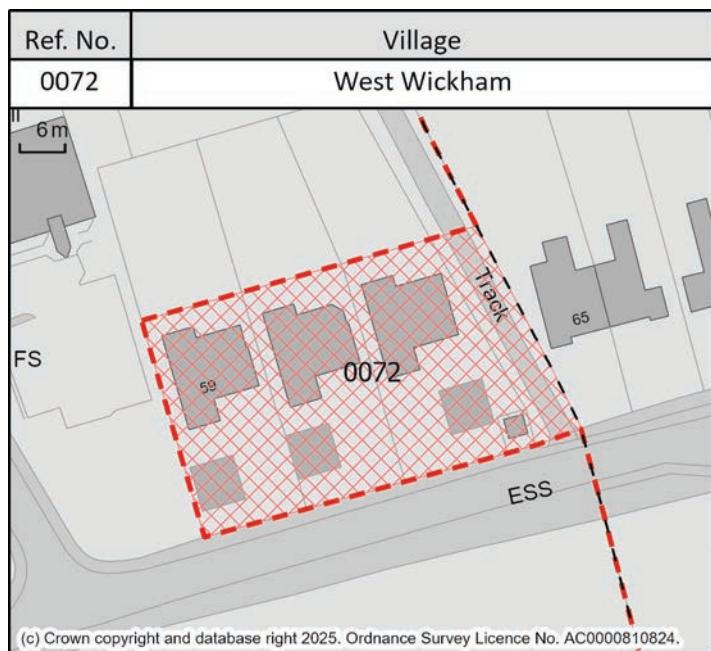
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Ref. No.	Village
0071	Waterbeach

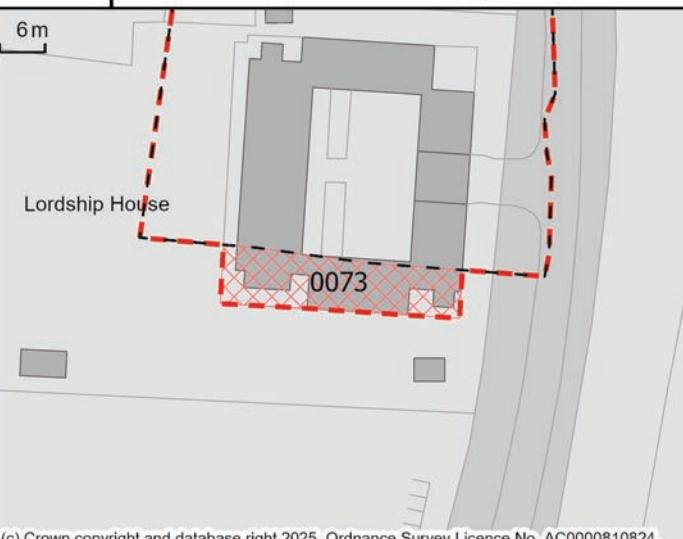


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0074	Willingham
	

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