

1.4R Over

i. Village classification

The Ginn Trustees (3057)(AS Campbell Associates) 60139

ii. Omission Sites

Land north of New Road housing/playing fields SHLAA 182

The Ginn Trustees (3057)(AS Campbell Associates) 60136

LOCAL PLAN EXAMINATIONS – CAMBRIDGE CITY AND SOUTH CAMBRIDGESHIRE

REPRESENTATIONS ON BEHALF OF THE GINN TRUSTEES 3057

**OMISSION SITE – LAND NORTH OF NEW ROAD, OVER – LAND FOR HOUSING/PLAYING
FIELDS**

HEARING DATE WEDNESDAY 14TH JUNE 2017

1. **Original Representations** – The original representations on behalf of the Ginn Trustees were sent by Andrew S Campbell Associates on 14th February 2013, in respect of the Issues and Options 2 Consultation 2013. That was supported by a completed response form and a planning statement. These representations were repeated in respect of the Proposed Submission Local Plan 2013 Consultation Response Form dated 10th October 2013. These documents are not repeated but we attach a copy of the representation site at the end of this statement. The basis of the representations were as follows:
 - 1.1. The site of some 2.3 ha should be allocated for housing, for perhaps some 50-60 houses.
 - 1.2. Alternatively, some 1.24 ha of land be allocated for housing, with the northern part of the representation site used as an extension to the adjoining playing field. We show an illustrative plan to that effect at the end of this statement.

- 1.3. It was considered that more than sufficient land is available for formal open space and that the representation site can provide for housing and informal open space (see below).
- 1.4. It was considered that the village of Over had more than sufficient facilities and services to be classified as a minor rural centre than as a group village (see below).
2. **Revised Representations** - These are to be presented by The Planning Partnership rather than ASCA Ltd on behalf of the Ginn Trustees. It is now over 3 years since the original representations were submitted and there have been significant developments and changed circumstances which necessitate the submission of revised representations. These take account of the continuing shortage of housing land (less than a 5 year supply) and increasing demand for housing over that period. We summarise the main changes as follows:
 - 2.1. **Housing Supply** – The Inspector will be aware of a recent successful appeal decision on 18th January, this year, (Ref: 16/3148949) for the construction of up to 55 dwellings on land west of Mill Road, Over, where the Inspector considered that Over was suitable for a greater amount of housing than permitted by a group village and where an approval would assist in providing a 5 year housing land supply. The Inspector concluded that there was no realistic prospect that the position would change in the short term and as such further housing provision could be justified.
 - 2.2. **Open Space Provision** – It is now 8 years since the allocation of the representation site as playing fields, and no proposals for that use have come forward. Discussions with the Parish Council and the Community Association indicate that their main concern is for amenity and informal open space, not formal playing fields, and in that regard the Ginn Trustees are offering an additional area of land on the west side of the village for informal leisure provision, possibly a financial contribution, together with generous areas of open space within the representation

site which otherwise should be used for housing. The additional recreation site is shown in red, as is the representation site, in the plan attached to this statement.

- 2.3. Pre-Application Submission** – Proposals for the development of both sites have been submitted to the District Council and these have been received favourably. This submission will be followed by a planning application and we will update the Inspector at the Local Plan Hearing.
- 2.4. Sustainability** – The appeal decision referred to above concluded that the level of services and facilities to underpin a classification of the village as a minor service centre. However, we do propose to include as part of our planning submission a site for a convenience food store (of some 3750 sq ft) which will improve shopping facilities within the village and which will be conveniently located by both roads and footpaths to the main part of the existing village. We attach 2 illustrative layout plans, one showing 48 dwellings and areas of open space and the other showing 45 dwellings, areas of open space and a convenience food store.
- 3. Conclusions** - The representation site lies at the southern end of the village, surrounded on three sides by housing and the fourth side by the community buildings and the recreation ground. It adjoins a main footpath called The Doles which gives immediate access to the doctor's surgery, the day centre and the village school, as well as the community centre. It is within walking and cycling distance of the Cambridge Guided Bus (which lies a short distance to the south, but north of the village of Swavesey) and which provides ready access to Cambridge for shopping and employment as well as ready access to St Ives Market Town. The CGB has become an established and successful transport route since the submission of the original representations and justifies that Over should be a rural growth centre. We wish to emphasise these aspects of sustainability in support of our planning proposals at the forthcoming planning hearing.



Ordnance Survey

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SITE LAYOUT PRINCIPLES – 1:1250 LAND AT NEW ROAD, OVER, CAMBS.

PREPARED BY ANDREW S. CAMPBELL ASSOC. LTD – AUGUST 2012



Community Centre

Recreation Ground

EXISTING RECREATION GROUND

EXTENSION TO RECREATION GROUND

FOOTPATH WAY

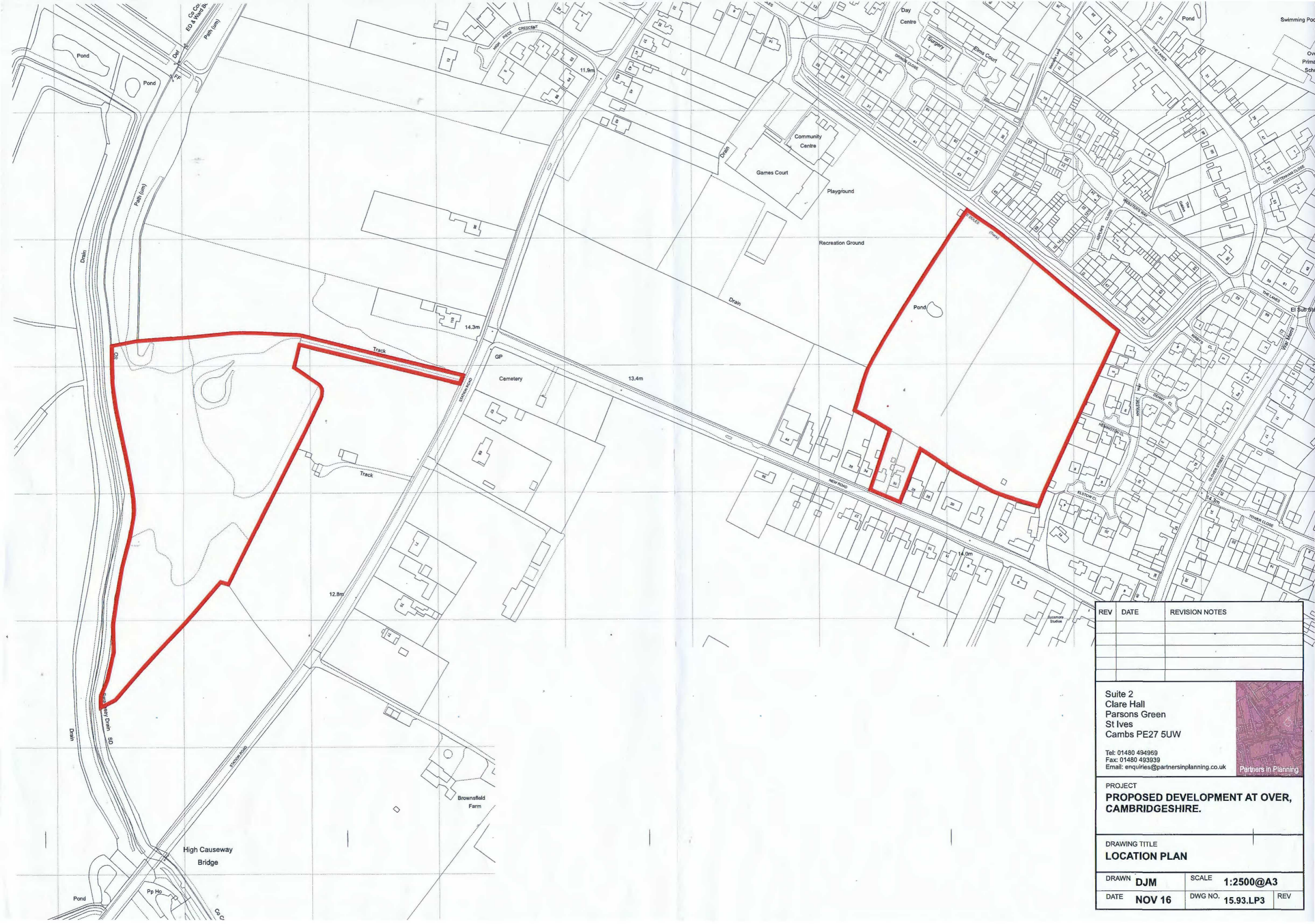
Movable Greenhouses

NEW ROAD

Track

Church

0m 25m 50m



REV	DATE	REVISION NOTES

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PROJECT
**PROPOSED DEVELOPMENT AT OVER,
 CAMBRIDGESHIRE.**

DRAWING TITLE
LOCATION PLAN

DRAWN	DJM	SCALE	1:2500@A3
DATE	NOV 16	DWG NO.	15.93.LP3

REV