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## Appendices

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## **Appendix 1.1 Credentials of Charles Crawford, MA (Cantab), DipLA, CMLI**

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## Credentials of Charles Crawford, MA (Cantab), DipLA, CMLI

Charles Crawford is a Board Director of LDA Design with extensive experience of Green Belt matters. Of most relevance is the work he undertook on behalf of Cambridge City and South Cambridgeshire District Councils in relation to the examination of their Local Plans.

When the Cambridge City and South Cambridgeshire Local Plan examinations were suspended in 2015, Mr Crawford was appointed by the two Councils to undertake a review of the inner boundary of the Cambridge Green Belt. His subsequent report, the Cambridge Inner Green Belt Boundary Study (CIGBBS) became part of the Councils' evidence base and Mr Crawford appeared on behalf of the Councils when the examination hearings resumed. The Inspectors' reports were published in August 2018. An excerpt from the Cambridge City report is attached as Appendix 1.2, (the South Cambridgeshire report is very similar in relation to strategic matters such as Green Belt, save for issues and sites that solely affect one of the two Councils).

Paragraph 53 of Appendix 1.2 states the Inspectors' finding that the methodology employed in the CIGBBS is based on a reasoned judgement and is a reasonable approach to take. Paragraph 54 states that the Inspectors find the CIGBBS to be a robust approach which follows the PAS advice. The Inspectors supported the conclusions of the CIGBBS in relation to Green Belt releases, save in one minor respect.

Appendix 1.3 contains an excerpt from the CIGBBS, covering the assessment of sector 10, one of the areas adjoining the south edge of Cambridge. The Councils had not identified any scope for a Green Belt release in this sector. Mr Crawford's assessment found that, whilst the entire sector performed a key role in relation to Green Belt purposes, there was scope to release part of it without significant long-term harm to Green Belt purposes, provided specified parameters were complied with. As a result of this finding, South Cambridgeshire District Council proposed an allocation as a Main Modification, for an extension to Cambridge Biomedical Campus. The allocation was supported by the Inspectors (see paragraphs 136 and 141 of Appendix 1.4).

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## **Appendix 1.2**

### **Report to Cambridge City Council**

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# Report to Cambridge City Council

**by Laura Graham BSc MA MRTPI and Alan Wood MSc FRICS**

**Inspectors appointed by the Secretary of State**

**Date: 29 August 2018**

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## Report on the Examination of the Cambridge Local Plan 2014

The Plan was submitted for examination on 28 March 2014

The examination hearings were held between 04 November 2014 and 30 April 2015; and between 07 June 2016 and 18 July 2017

File Ref: PINS/Q0505/429/6

the quality of its setting; and to prevent communities in the environs of Cambridge from merging into one another and with the city. It is not the role of the Local Plan simply to reiterate national policy. It can, however, interpret national policy in a local context. The Cambridge Green Belt purposes reflect the importance of Cambridge as a historic city and the particular role of the Green Belt in preserving its setting. The Cambridge purposes have been included in previous development plans including the Cambridgeshire and Peterborough Structure Plan 2003 and the Cambridge Local Plan 2006. In any event, the national Green Belt purposes can be taken into account, where relevant in the context of any specific proposal. In our view the Cambridge Green Belt purposes are not inconsistent with national policy and the Plan is sound in this respect.

#### *Development Management in the Green Belt*

48. Policy 4 of the LP indicates that new development in the Green Belt will not be approved except in very special circumstances. This wording is not consistent with the NPPF because it fails to recognise those categories of development that are recognised as being not inappropriate in the Green Belt in paragraph 89 of the Framework. Such development is not required to be justified by very special circumstances. **C021** is therefore necessary to ensure consistency with national policy.

#### *Green Belt Review*

49. Significant tracts of land were taken out of the Cambridge Green Belt in the Local Plan 2006 at sites on the edge of the City and extending into the South Cambridgeshire District Council administrative area. These sites are now being developed and will contribute to the delivery of new housing in the early years of this plan period.
50. Having regard to the overall spatial strategy and the finding of the SDSR that the edge of Cambridge is the second most sustainable location for growth in the Greater Cambridge area, the Council, together with South Cambridgeshire District Council undertook a further review of Green Belt boundaries in 2012 with a view to establishing whether any land could be released from the Green Belt without significant harm to the purposes of the Green Belt.
51. The review identified a limited number of sites that could be released from the Green Belt, which we comment on below. The review assessed parcels of land in the Green Belt and scores their importance on a scale of 'low', 'medium' and 'high' with respect to the Green Belt purposes of setting, character and separation. An overall score of importance to Green Belt is then given for each parcel of land. As we set out in our initial findings of May 2015 (RD/GEN/170) we found it difficult, in some cases, to understand how the overall score for importance to Green Belt had been derived from the individual scorings for setting, character and separation. In response to our concerns, the Councils commissioned an independent assessment of the Inner Green Belt boundary. The Cambridge Inner Green Belt Boundary Study (CIGBBS) (RD/MC/030) found that the great majority of the land within the Cambridge Green Belt was assessed as being important to Green Belt purposes.

52. A number of criticisms were made of both the Councils' 2012 review and the CIGBBS, including the way in which the parcels of land were identified, and whether the identification of the qualities/assessment criteria against which the different areas were assessed.
53. Both the Councils' Review and the CIGBBS identify sectors and subsectors as the basis for the assessment. The sectors were broadly defined using the main radial routes and other features such as the river. The sectors were then divided into subsectors where there were clear changes in the characteristics of the land. It was argued by some that a much finer grain should have been used. However, the nature of the purposes of the Green Belt, including preventing urban sprawl and the merging of settlements require assessment at a broad scale. We consider that the methodology employed is based on a reasoned judgement having regard to physical features and landscape characteristics and is a reasonable approach to take.
54. There is no widely accepted methodology to guide the way in which assessments of the Green Belt should be carried out, although the Planning Advisory Service (PAS) document *Planning on the Doorstep: The Big Issues – Green Belt* (RD/Strat/460) advises that 'Any review of Green Belt should involve an assessment of how the land still contributes to the five purposes', although the document accepts that Green Belt purpose 5 'to assist in urban regeneration....' is likely to apply equally to all land within the Green Belt, and the value of different land parcels is unlikely to be distinguished by application of this purpose. The 16 qualities/assessment criteria used in the LDA study draw on the other 4 national purposes and the Cambridge Green Belt purposes in identifying factors which are particularly important for the City and its surrounding landscape. We conclude that the CIGBBS is a robust approach which follows the PAS advice.

#### *Green Belt allocations - residential*

55. The Plan allocates two sites in the Green Belt for housing development, referred to as GB1 and GB2, situated north and south of Worts Causeway, and adjoining the edge of the urban area. The CIGBBS finds that limited development on the relatively flat ground in this location could be undertaken without significant long-term harm to Green Belt purposes, and we agree with that assessment.
56. The development of these sites would contribute about 400 new dwellings. In the context of the housing requirement for 14,000 dwellings, this is a relatively small contribution but in a highly sustainable location (the second tier in the sustainable development strategy). The development of these sites also gives rise to an opportunity for planting along the eastern boundary to form a stronger, landscaped edge to the City in this location.
57. If these sites were not to be removed from the Green Belt and allocated for housing, the City would not be able to meet its housing requirement within its own boundaries which would probably result in development in less sustainable rural locations. We conclude that the benefits of the development of these two small sites for housing outweigh the very limited impact on the purposes of the Green Belt and thereby constitute the exceptional

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## Appendix 1.3 Cambridge Inner Green Belt Boundary Study

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## Cambridge Inner Green Belt Boundary Study

November 2015



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### 6.13. Sector Number: 10

#### Location: South of Addenbrooke's

- 6.13.1. Sector 10 lies to the south of Cambridge, between the city and Great Shelford, and extends onto the foothills of the Gog Magog Hills. This area of Green Belt is relatively distant from the historic core, which is 3.26 km away. Addenbrooke's Hospital and associated new developments, including housing on the Bell School site, form the northern boundary, creating a barrier between this sector of Green Belt and the rest of the city. The A1307 forms the eastern boundary of this sector. The Cambridge-London railway line forms the western boundary of the sector, separating it from sector 9. Granham's Road is located to the south of much of the sector, with a single field located to the south of Granham's Road, forming sub area 10.1 and extending south to the parallel Hinton Way. Sub area 10.3 contains the distinctive landform of White Hill.
- 6.13.2. Land use is predominantly arable farmland throughout the sector. Much of the farmland is large scale, but smaller field parcels are located on White Hill, along with a wooded hill top and tree belts. This sector also includes Nine Wells Local Nature Reserve in the north west and a hedgerow west of the A1307 Babraham Road, on the northern boundary, that is designated as a City Wildlife Site.

<b>Sector Number: 10</b>			
<b>Assessment Criteria</b>	<b>Sub Area 10.1 - south of Granham's Road</b>	<b>Sub Area 10.2 - north of Granham's Road</b>	<b>Sub Area 10.3 - White Hill</b>
1. A large historic core relative to the size of the city as a whole	Despite the ongoing development associated with Addenbrooke's Hospital and of substantial housing areas south of the historic core, the scale of the historic core relative to the overall city still currently remains such that Cambridge as a whole retains its historic character. This sector is relatively remote from the historic core, with the adjacent development having little sense of connection with the historic character of the city. The extent of development on this side of the city gives an impression of urban sprawl. This sector plays an important role in restricting further growth of the city in this direction. Significant expansion of development into this sector could start to threaten Cambridge's identity as a city dominated by the historic core.		
2. A city focussed on the historic core	There are a number of neighbourhood hubs and areas of commercial, industrial, retail or institutional focus in the south of the city. Although detailed analysis of this aspect of Cambridge has not been undertaken, it appears as though these nodes either serve local community needs without seriously competing with the city centre, or specialise in certain services that the city centre cannot cater for, and which would be out of character with the city centre (such as Addenbrooke's Hospital). The presence of Addenbrooke's Hospital complex creates a physical barrier between this sector and the historic core, obstructing any visual connection from the sector to the landmark features in the city centre.		

<b>Sector Number: 10</b>			
<b>Assessment Criteria</b>	<b>Sub Area 10.1 - south of Granham's Road</b>	<b>Sub Area 10.2 - north of Granham's Road</b>	<b>Sub Area 10.3 - White Hill</b>
3. Short and/or characteristic approaches to the historic core from the edge of the city	<p>The rail approach to Cambridge from the south is mainly green and rural in character, as the railway line passes along the western boundary of this sector. In addition, the south eastern approach to Cambridge along Babraham Road, on the eastern boundary of the sector, is a historic route that passes over the Gog Magog Hills. The first view of the city on this approach is an elevated panoramic view from the top of the hill near the Haverhill Road junction, south east of this sector. The urban gateway is marked by suburban housing and Addenbrooke's Hospital at the northern corner of the sector. The approach then becomes a green treed approach along Hills Road with large detached and semi-detached houses set back from the road. The sector makes a significant contribution to the rural character of these approaches to the city edge but does not contribute to the approaches from the city edge to the historic core.</p>		
4. A city of human scale easily crossed by foot and by bicycle	<p>This quality has already been eroded to a certain extent to the south east of Cambridge, due to the extent of suburban development already present and the ongoing expansion of Addenbrooke's Hospital. Consequently the compactness of the city has been reduced and this sector is relatively far from the historic core for people to walk or cycle into the centre. However, well used cycle and pedestrian routes are apparent including the SUSTRANS route along the railway to the west and a cycle lane along Babraham Road/Hills Road to the east.</p>		
5. Topography providing a framework to Cambridge	<p>The chalk hills of the Gog Magog Hills are a key element of the topographic bowl in which Cambridge is located, providing physical and visual containment to the south east of the city. They provide a marked contrast to the lower lying ground on which Cambridge is located and the Fen landscape to the north and east of the city, physically manifesting the underlying geology. These are the closest areas of high ground to the edge of Cambridge, with the high point of Wandlebury located to the south east of this sector.</p>		
	<p>This sub area is relatively flat and part of the bowl landform in which Cambridge is located. At its south end, it starts to rise and become part of the Gog Magog foothills.</p>	<p>The northern and eastern parts of this sub area are relatively flat and part of the bowl landform in which Cambridge is located. The central, western and southern parts are on the Gog Magog foothills.</p>	<p>White Hill is itself a prominent area of landform in relatively close proximity to the edge of Cambridge, forming the north westernmost extent of the Gog Magog foothills.</p>

<b>Sector Number: 10</b>			
<b>Assessment Criteria</b>	<b>Sub Area 10.1 - south of Granham's Road</b>	<b>Sub Area 10.2 - north of Granham's Road</b>	<b>Sub Area 10.3 - White Hill</b>
6. Long distance footpaths and bridleways providing access to the countryside	<p>The route of SUSTRANS National Cycle Route 11 follows the eastern edge of the railway line along the western edge of the sector, before turning along the northern boundary of the sector. This provides a well-used cycle link between the centre of Cambridge and Great Shelford. Public access into the remainder of the sector is relatively limited, with the exception of a public footpath leading from Granham's Road to Nine Wells Local Nature Reserve.</p>		
7. Key views of Cambridge from the surrounding landscape	<p>There are no defined key views within this sector, but the sector is visible in key views from Magog Down and Babraham Road close to Wandlebury Country Park, as well as other viewpoints on roads on higher ground to the south of the sector. Views of the large buildings at Addenbrooke's (which are recognisable landmarks) are possible from much of this sector, in the context of the ongoing development on the hospital site, and obstruct views to the historic city centre landmarks to the north.</p>		
8. Significant areas of Distinctive and Supportive townscape and landscape	<p>All of this sector is identified as Supportive landscape. Much of it lies on the lower foothills of the Gog Magog Hills, which are an important feature of the setting of Cambridge in their own right and also form the backdrop in views out of and across the city. The Gog Magog Hills are the major component of the sense of place associated with the areas south east of Cambridge, influencing the perception of the city from this direction. White Hill in sub area 10.3 is a particularly noticeable expression of this landform. The flatter land in the northern and eastern parts of this sector forms part of the rural foreground to the city as seen in elevated views from the south east.</p>		
9. A soft green edge to the city	<p>In much of this sector, the city is lacking a green edge where new developments are occurring around Addenbrooke's. New housing development at the Bell School site off Babraham Road, as well as the expansion of Addenbrooke's, are very visible and present a hard urban edge at present. A softer green edge will become apparent as new planting associated with the developments matures.</p>		
10. Good urban structure with well-designed edges to the city	<p>The masterplans for the developments at Addenbrooke's and the Bell School site indicate that the developments have been designed to create long-term edges to the city.</p>		
11. Green corridors into the city	<p>This sector is adjacent to the green corridor along Hobson's Brook in sector 9. It is separated from the green corridor by the railway line, with limited connections across the railway into the green corridor.</p>		

Sector Number: 10			
Assessment Criteria	Sub Area 10.1 - south of Granham's Road	Sub Area 10.2 - north of Granham's Road	Sub Area 10.3 - White Hill
12. The distribution, physical and visual separation of the necklace villages	Development at Addenbrooke's is currently extending the edge of Cambridge further southwards. The open countryside of this sector, and particularly the landform and vegetation of White Hill, are key in maintaining separation between Cambridge and Great Shelford. Despite the existing ribbon development along the A1301 Cambridge/Shelford Road west of Sector 9, there is still a sense of separation between Great Shelford and Cambridge that is important to retain.		
13. The scale, character, identity and rural setting of the necklace villages	The western part of this sector (sub area 10.3 and the part of sub area 10.2 lying west of 10.3) forms part of the rural setting of Great Shelford.		
14. Designated sites and areas enriching the setting of Cambridge	This sector includes Nine Wells Local Nature Reserve in the north west. In addition to its ecological importance, it has important heritage associations as the historic source of clean water for the city. A hedgerow west of the A1307 Babraham Road, on the northern boundary, is designated as a City Wildlife Site.		
15. Elements and features contributing to the character and structure of the landscape	The small number of mature hedgerows and the treed approach into Cambridge along the A1307 Babraham Road are important features in these sub areas. Small woodland blocks, including the Nine Wells Local Nature Reserve, also enhance the setting of Cambridge. The lack of a strong landscape structure increases the risk of urban sprawl if development is extended into the sector in the future.	The distinctive landform of White Hill forms a key element in the setting of Cambridge in this vicinity. The wooded hilltop makes it particularly distinctive.	
16. A city set in a landscape which retains a strongly rural character	This sector retains a rural character to the south, becoming more urbanised to the north as a result of the new development that is occurring, which creates a sense of encroachment into the countryside. The effect of the ongoing Addenbrooke's and Babraham Road developments should reduce once development is completed and the surrounding planting begins to mature.		

#### Importance of the sector to Green Belt Purposes

- 6.13.3. This sector plays a key role in the setting of the south of Cambridge, forming the most westerly extent of the foothills of the Gog Magog Hills, which form the backdrop to all views out from and across Cambridge in this direction. The sector also prevents the continued sprawl of Cambridge to the south, halting expansion in this direction and ensuring that the distance between the historic core and the edge of Cambridge does not extend further than it is at present, as well as ensuring that Cambridge and Great Shelford do not further coalesce. The sector is also important to the green approaches

to the city from the south, along the railway and Babraham Road, and the rural setting of Great Shelford.

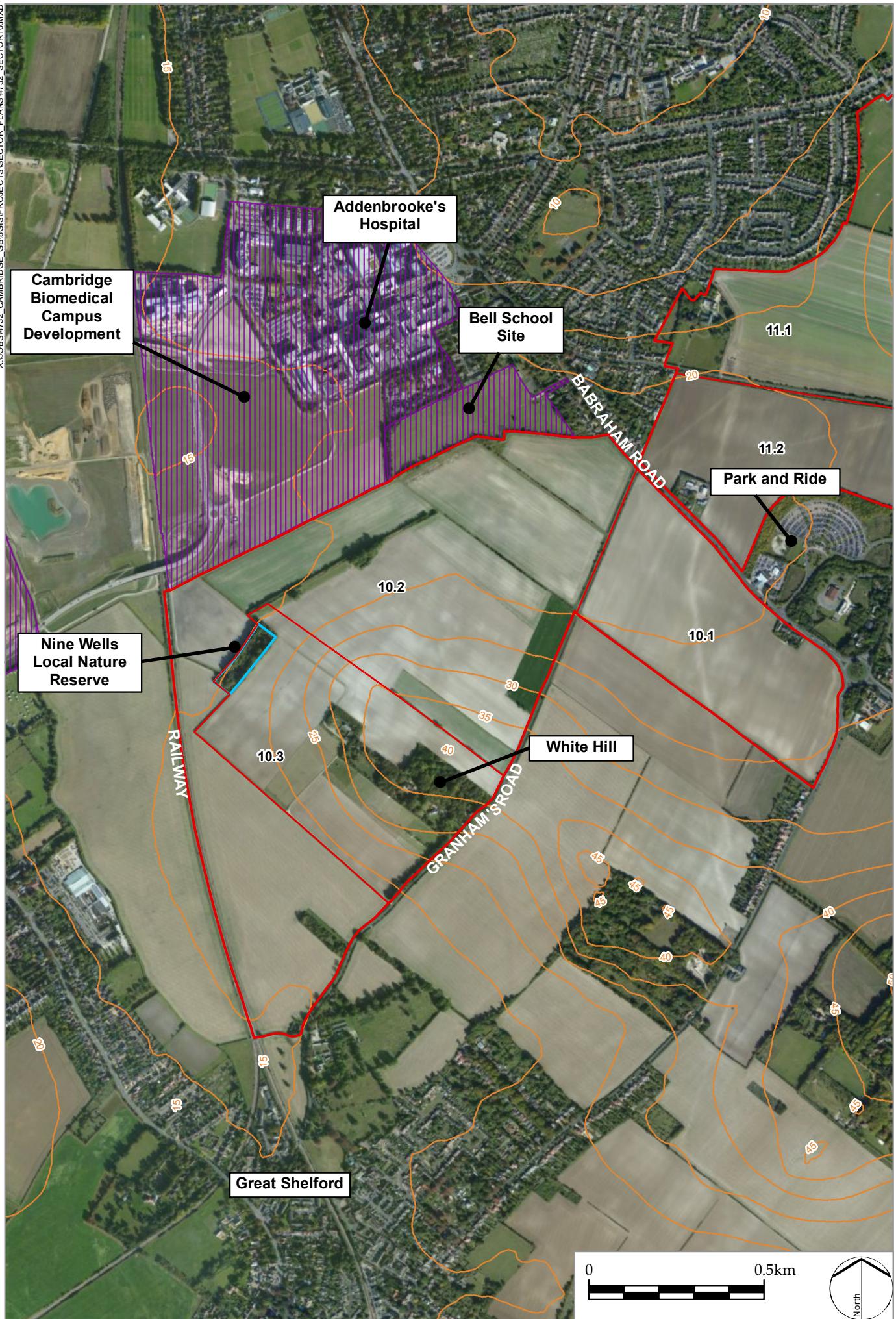
#### **Implications of Green Belt release for development**

- 6.13.4. Any form of development extending onto the slopes of the Gog Magog Hills would substantially harm one of the key components of the setting of the city. Any development between White Hill and the railway would diminish the rural setting of Great Shelford and reduce the separation between the village and Cambridge. No Green Belt release should be contemplated in these areas, which include the whole of sub area 10.3.
- 6.13.5. However, limited development in the northern and eastern parts of the sector could be undertaken without significant long-term harm to Green Belt purposes, if carefully planned and designed in accordance with the parameters set out below. These parameters would avoid significant harm for the following reasons:
  - The new Green Belt boundary would be no further from the historic core than existing boundaries to the west at Trumpington and the east at Cherry Hinton. A permanent, well-designed edge to the city would be created. Thus, the increase in urban sprawl would be permanently limited and would not affect perceptions of the compact nature of the city.
  - A well-vegetated, soft green edge to the city would minimise the urban influences on the retained Green Belt, thus minimising the perception of encroachment into the countryside.
  - The rising topography of the Gog Magog Hills would be kept open, retaining a key feature of the setting of the city, and open rural land would be retained at the foot of the hills, protecting the foreground in key views and the quality of the approach to the city along Babraham Road.

#### Parameters for Green Belt release (refer to the drawing on the following page):

- Land released from Green Belt should be restricted to the relatively flat ground (as more specifically defined in the following points) and should not encroach onto the sloping ground leading onto the Gog Magog foothills, which includes White Hill falling within sub areas 10.2 and 10.3..
- Land released along the northern edge of sub area 10.2 should extend no further from the existing Green Belt boundary than the northern corner of sub area 10.3, except at the east end where a wider area of land could be released to tie in with a new urban gateway on Babraham Road (see below regarding sub area 10.1).
- An appropriate buffer of Green Belt land should be retained to protect the ecological interest of Nine Wells Local Nature Reserve.
- Land at the northern corner of sub area 10.1 could be released in conjunction with a release in sub area 11.2 to create a new urban gateway on Babraham Road. However, a substantial buffer should be retained as Green Belt between the new urban gateway and the Park & Ride site (refer to sector 11). The remainder of sub area 10.1 should remain as Green Belt to prevent additional urban sprawl, encroachment into the countryside and excessive loss of rural land at the foot of the Gog Magog Hills.

- Any new development on land released from Green Belt should be designed to create a robust, permanent edge to the city in this sector. The new urban edge should be planted to create a soft green edge to the city, to help integrate built form and to minimise the urbanising effects of development on the countryside.
- Parameters should be set for any large scale buildings on the released land to ensure they are no more prominent in views from elevated land to the south east than the existing buildings at Addenbrooke's (taking account of the fact that new buildings will be in front of the existing buildings as seen in such views).



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## **Appendix 1.4. Report to South Cambridgeshire District Council**

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# **Report to South Cambridgeshire District Council**

**by Laura Graham BSc MA MRTPI and Alan Wood MSc FRICS**

**Inspectors appointed by the Secretary of State**

**Date: 29 August 2018**

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## **Report on the Examination of the South Cambridgeshire Local Plan**

The Plan was submitted for examination on 28 March 2014

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File Ref: PINS/W0530/429/13

and development at various locations close to the boundary with Cambridge City including Cambridge Science Park through Policy E/1.

*Cambridge Biomedical Campus Extension*

135. The biomedical sciences are an important sector of the Cambridge economy. The Cambridge Biomedical Campus (CBC), which includes Addenbrooke's Hospital, is the largest allocated employment site in the City, and is an internationally recognised centre of excellence for biomedical research. Although the overall supply of employment land in Greater Cambridge is adequate, there are limited opportunities for further growth or expansion of the campus, which is due, in part, to its location adjoining the Green Belt.
136. The Cambridge Inner Green Belt Boundary Study (November 2015) (CIGBBS) identified a parcel of land immediately to the south of the campus development, within South Cambridgeshire, which could be the subject of limited development without significant harm to Green Belt purposes, if carefully planned and designed in accordance with the parameters set out in the document. On this basis, the Council has proposed an extension to the biomedical medical campus, as a MM to the Plan.
137. The MM will enable the further growth of biomedical and biotechnology research and development and related higher education and medical research in an appropriate location immediately adjacent to the campus. This would therefore accord with paragraph 7 of the NPPF which seeks to ensure that sufficient land of the right type is available in the right places to support growth and innovation.
138. Representors have expressed concerns that the amount of land would not be sufficient and further land should be allocated. However, the CIGBBS has indicated that the land released from the Green Belt in this location should be restricted to the relatively flat ground and should not therefore encroach on the adjacent sloping ground leading onto the Gog Magog foothills including White Hill.
139. The allocation would also be separate from the Nine Wells Local Nature Reserve (LNR) to the south. Concerns have also been expressed with regard to the effect on biodiversity as a consequence of developing this area of land. The proposed policy text however includes requirements which seek to address these concerns both in respect of the nature reserve and measures to mitigate any adverse ecological effects. The requirements also include the conservation of farmland biodiversity to deliver an overall net gain with regard to biodiversity. The policy also provides further requirements to manage and mitigate flood risks both on the site and elsewhere.
140. The policy also addresses other requirements including mitigation of surface water flood risk. We have added a minor addition to the wording of **SC216** to reflect the need, identified by Anglian Water for a Foul Drainage Strategy. A doubt has been raised regarding the grant of access rights to the site but the full details are not before us. This matter was raised at a fairly late stage in the Council's consideration of the proposed MM and we therefore consider that further investigation should be carried out as part of the Plan review.

141. We agree, for the reasons set out in the CIGBBS that the release of this site from the Green Belt would have a limited impact on the purposes of the Green Belt which are outweighed by the economic benefits that would arise from allowing the expansion of the CBC. This therefore constitutes the exceptional circumstances necessary to justify an alteration to the boundary of the Green Belt. **SC21, SC68, SC216 and SC217**, which allocate the land as an extension to the CBC, and make consequential amendments elsewhere in the Plan are necessary to ensure the Plan makes appropriate provision for the expansion of the CBC to meet the requirements of paragraph 7 of the NPPF.

*Fulbourn Road East*

142. The Plan proposes the removal of a site at Fulbourn Road from the Green Belt and its allocation for employment purposes. The site is adjacent to the Peterhouse Technology Park an important employment location in the City. The Council's own review of the Green Belt found that the release of the site would have a limited impact on the Green Belt. The CIGBBS found the Yarrow Road roundabout to be the furthest extent of the urban area from the historic core and recommended that the proposed extension to the Technology Park should not extend further east. The Council sought to advance MMs to the Plan to reduce the site area of the allocation from 6.9ha to 4.3ha.

143. Our own site visit revealed that there is a reasonably recent two storey residential development known as the Alms Houses development which forms an integral part of the street scene in this location and provides a natural break to the built development of the urban area. The 6.9ha extension proposed in the submission Plan would result in a similar eastward extent to the built development to south of Fulbourn Road. Accordingly, we agree with the Council's initial consideration that the release of the 6.9ha site would have a limited impact on the Green Belt which would be outweighed by the benefits of employment development through the expansion of the Technology Park in this sustainable location, thereby constituting the exceptional circumstances necessary to justify an alteration to the boundary of the Green Belt. Accordingly, we find no compelling reason to find the submission Plan unsound and recommend any MMs to this allocation.

*Employment Allocations*

144. The plan makes a limited number of allocations for employment development in the villages. Most form the residue of allocations from previous plans which will provide opportunities for relatively small scale development in the villages to support the rural economy.

*Papworth Hospital*

145. Policy E/5 seeks to ensure that the reuse or redevelopment of the Papworth Hospital site will be achieved through a sequential approach in terms of land use beginning with healthcare. This requirement reflects the fact that the hospital relocation provides a significant threat to the future viability of the village and the maintenance of a sustainable community. This is supported by the 2011 census which indicated that the village had a workplace population of 3,227. The NHS Trust was the major employer of people living in the village. The supporting text however also recognises that a mix of uses within B1 would be the most appropriate alternative in the parkland setting.