

Interested Party Reference number: 20040251

Please find attached Teversham Parish Council's response.

Ref: DCO/CWWTPR24 PINS Ref: WW010003

NPPF (12 December 2024)

Points addressing:

- the extent to which the adopted amendments national planning policy framework may be relevant to the determination of the Application.

[sections referenced]

148. *Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate with particular reference to paragraphs 110 and 115 of this Framework. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.*

155. *The development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:*

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;*
- b. There is a demonstrable unmet need for the type of development proposed⁵⁶;*
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework⁵⁷*
- d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157*

Annex 2 Glossary

Grey belt: *For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.*

Statement

Teversham Parish Council is concerned about the importance of clarity in definitions of green belt, grey belt and brownfield sites(section 148). Honey Hill is agricultural land in green belt. It is not grey belt. The argument has been put forward that it is just agricultural land, but agricultural land is an essential part of green belt and requires protection.

The Milton water treatment plant does not require to move for operational purposes for the medium term and given the level of development planned in the Cambridge area, may need to be revisited for a new, more modern proposal in the near future to cater for the long term, rather than this proposal. As it stands there will be unintended and undesirable consequences.

If the idea to move the water treatment site is to free up the existing site as a new brownfield site, by using a green belt site for infrastructure and not because the existing site needs to move for operational reasons, it does beg the question ‘Why not just build the housing on Honey Hill?’. The reason is clear, in that it would be harder to get permission for housing on green belt.

(Section 155) is not applicable to this proposal as the conditions are not met.

Approval would set a dangerous precedent.

Teversham Parish Council Response (Submitted on behalf of Teversham Parish Council following the meeting of 3rd February 2025 .)

Cllr Frances Amrani, Teversham Parish Council