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Our Ref: E1/W0530/02/08/02
Your Ref: CJT/SCA/E500

27 June 2005

Dear Sir

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
ORDER 1995 - ARTICLE 4(1) DIRECTION TO WHICH ARTICLE 5(4) APPLIES,
LAND AT CLAY CLOSE LANE, IMPINGTON, CAMBRIDGE**

I am directed by the First Secretary of State to refer to your letter of 11 April 2005 with which you enclosed a Direction made under Article 4(1), to which Article 5(4) applies, of the Town and Country Planning (General Permitted Development) Order 1995 restricting development in Class A of Part 2 of Schedule 2, Class A of Part 4 of Schedule 2 and Class B of Part 4 of Schedule 2, permitted under Article 3 to the Order, in respect of the land at Clay Close Lane, Impington, Cambridge.

The Secretary of State has carefully considered the Council's reason for making this Direction against the policies set out in Appendix D to DOE Circular 9/95. He notes that the site is designated for agricultural use, falls within the Cambridge Green Belt and is outside of the development framework for the village designated within the development plan. The site immediately adjoins the Impington Conservation Area.

The Council has submitted evidence that the land has been marketed as investment land. The Council is concerned that the plots will be fenced off, which would have an adverse effect on the adjoining Conservation Area and would harm the character and openness of the Green Belt.

It is the policy of the Secretary of State to approve the withdrawal of permitted development rights that have been granted by Parliament only in exceptional circumstances but, on the basis of the evidence before him, he is satisfied that in this case such action is justified. He agrees with the Council that the uncontrolled erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure; temporary buildings and uses could cause serious

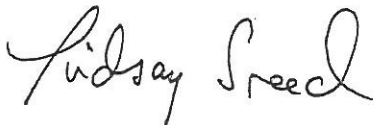


harm to the rural openness, character and appearance of the Green Belt and adversely affect the setting of a conservation area. He is satisfied that clear evidence of a real and specific threat has been provided which would damage interests of acknowledged importance, and which should therefore be brought within planning control in the public interest.

For the reasons given above, the Secretary of State, in exercise of his powers under Article 5(1) of the Town and Country Planning (General Permitted Development) Order 1995, hereby approves the Article 4 Direction. One copy of the direction endorsed with his approval is returned herewith.

The Council's attention is drawn to the provisions of articles 5(10) to 5(15) of the 1995 Order relating to the service or publication of notice of the Direction.

Yours faithfully

A handwritten signature in cursive script that reads "Lindsay Speed".

LINDSAY SPEED
Head of Planning Casework

Enc.

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED)
DEVELOPMENT ORDER 1995**

DIRECTION UNDER ARTICLE 4(1) TO WHICH ARTICLE 5(4) APPLIES

WHEREAS South Cambridgeshire District Council being the appropriate local planning authority within the meaning of Article 4 (6) of the Town and Country Planning (General Permitted Development) Order 1995 ("the 1995 Order") are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on land shown edged with a thick black line on the attached plan being land at Clay Close Lane in the parish of Impington in the County of Cambridge, unless permission is granted on an application made under Part III of the Town and Country Planning Act 1990.

AND WHEREAS the Council consider that development of the said descriptions would be prejudicial to the proper planning of their area and would constitute a threat to the amenities of their area and that the provisions of paragraph 4 of Article 5 of the 1995 Order apply.

NOW THEREFORE the said Council in pursuance of the power conferred on them by Article 4 (1) of the 1995 Order hereby direct that the permission granted by Article 3 of the 1995 Order shall not apply to development on the said land of the descriptions set out in the Schedule below.

THIS DIRECTION is made under Article 4 (1) of the 1995 Order and, in accordance with Article 5 (4), shall remain in force until the 14 September 2005 (being six months from the date of this Direction) and shall then expire unless it has been approved by the First Secretary of State.

SCHEDULE

1. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development comprised within Class A of Part 2 of Schedule 2 to the 1995 Order and not being development comprised within any other class.
2. The provision on the land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over the land or on land adjoining the land being development comprised in Class A of Part 4 of Schedule 2 to the 1995 Order and not being development comprised within any other Class.
3. The temporary use of the land for any purpose being development comprised within Class B of Part 4 of Schedule 2 to the said Order and not being development comprised within any other Class.

GIVEN UNDER the Common Seal of South Cambridgeshire District Council of South Cambridgeshire Hall Cambourne Business Park Cambourne Cambridge CB3 6EA this 14th day of March 2005

The Common Seal of South Cambridgeshire District Council was fixed to this Direction in the presence of:-

Jane Healey

[Signature]

The First Secretary of State hereby approves the foregoing direction.

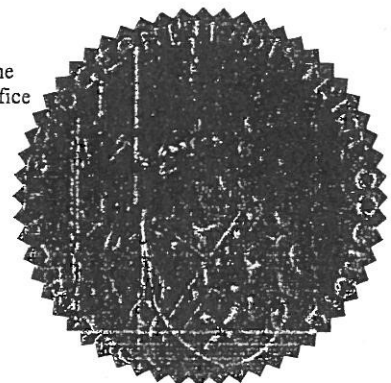
Signed by authority of the Secretary of State

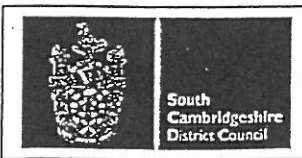
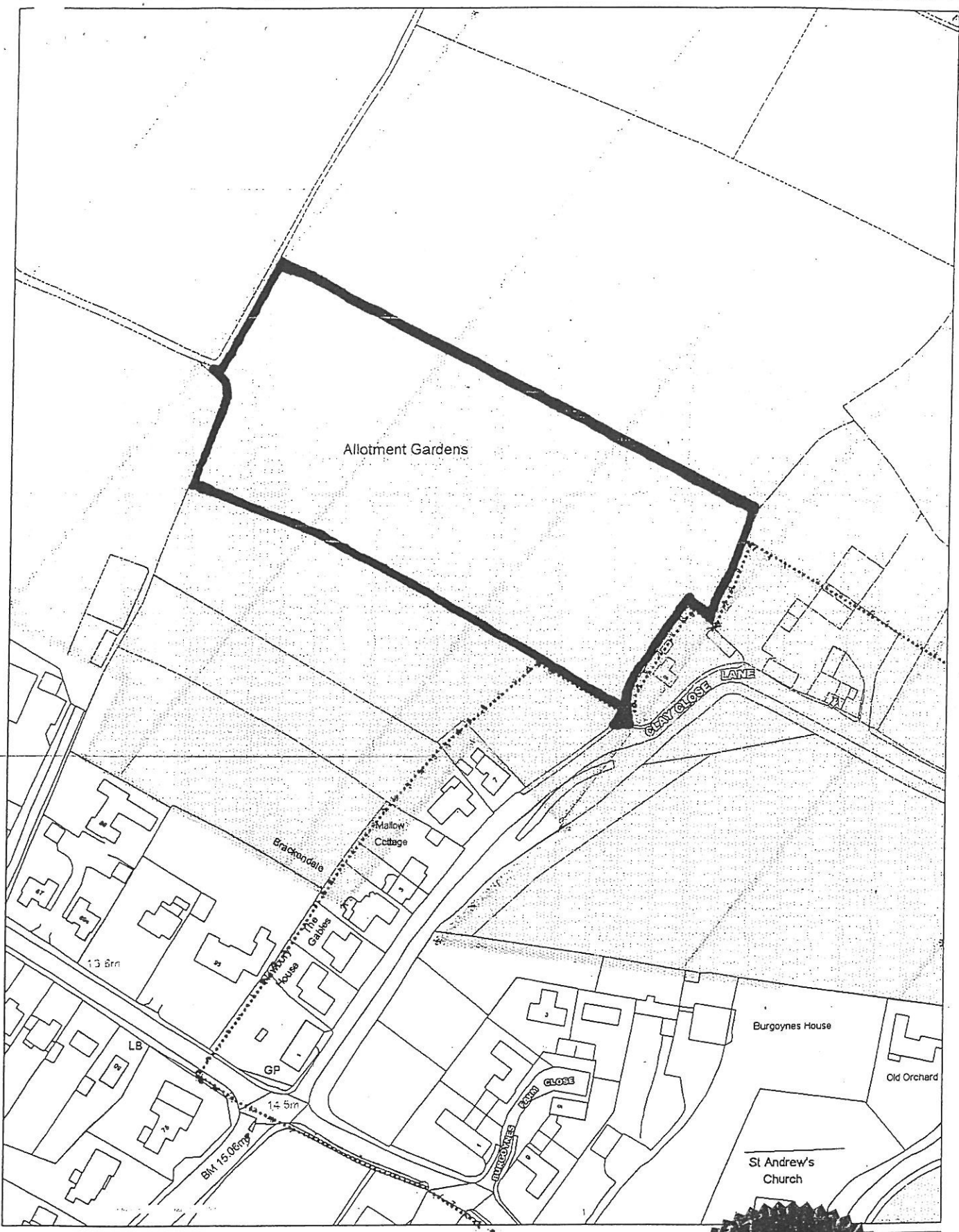
Audrey Sreed

L SPEED
A Principal in the Government Office for the East of England

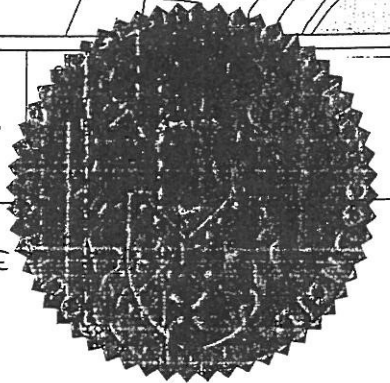
Leader
Cabinet Member

Head of Legal Services





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CONSERVATION AREA SITE

GREEN BELT *Tane Healy*