

South Cambridgeshire - Local Plan - February 2004

TOFT

This section contains the detailed planning background, policies and proposals for this village. It must be read in conjunction with the general policies set out in Part I of the Local Plan and the accompanying village inset maps.

Location

Toft lies 6 miles west of Cambridge, between the A428 and the A603 on the B1046. The Bourn Brook flows westwards just to the south of the settlement; the B1046 bridges over the Brook before turning north into the village. The parish covers 520 hectares.

History and Settlement

The parish boundary with Hardwick was defined after the enclosure of the open fields in 1815. It follows the Bourn Brook to the south. The village settlement is to the south of the parish, the road pattern is roughly rectangular, with the church and former rectory sited to the south-east where an ancient trackway, Lot Way, enters the village from Comberton. There is a small green in the north-west corner and at the junction with Mill Road.

The parish church was rebuilt in 1863-1894. Toft Manor, formerly the rectory, was built in 1844 with several cottages. Manor Farmhouse and Old Farm farmhouse and farm buildings are good examples of 16th and 17th century buildings.

Old Farm has a farmyard enclosed in the traditional way by a timber-framed and weather-boarded barn and outbuildings. Brick was in use in the 17th century and more commonly in the 19th century, though clay bat, an unfired clay brick, was also used.

Wood Farm Lane (Grid Ref: 3657) is a County Wildlife Site.

Recent Planning History

After the Second World War new building in the parish restored the population to the mid 19th century level; most of the new buildings were bungalows.

In 1951 the population of Toft was 250. By mid-1991 this had risen to 560 but had decreased marginally to 540 at mid 1996.

Services and Facilities

At the time of survey Toft had a low level of services and facilities. The village had a post office/shop, a public house and a village hall. There is no primary school. Children attend Comberton for both primary and secondary education. The village has a post office/shop, a restaurant/takeaway, a village hall and a golf club.

Also, within the Parish of Toft but adjacent to Comberton village, is Comberton Village College (which has part time banking facilities) with indoor evening sportsfacilities and a capacity for 1,369 pupils.

Toft has mains sewerage, which is connected to the sewage treatment works at Haslingfield.

Planning Constraints

Toft lies in the Bedfordshire and Cambridgeshire Claylands Landscape Character Area and West Anglian Plain Natural Area and is on the edge of the Cambridge Green Belt. The land on the northern edge of the village is classed as high quality grade 2 agricultural land while the rest is grade 3.

In the lists of Listed Buildings published by the Department for Culture, Media and Sport there are one grade II* and sixteen grade II buildings. These lists are not finite. The Conservation Area was designated on the 5th January 1989.

There are sites of Archaeological Interest.

Planning Policies

The low level of services and facilities in the village have led Toft to be identified as an infill-only village where limited infill development may be suitable on appropriate sites within the village framework. Residential developments within the village frameworks of Infill villages will be restricted to not more than two dwellings, subject to the criteria set out in policy SE5 and other policies of the plan.

In very exceptional cases a slightly larger development may be permitted if this would lead to the sustainable recycling of a brownfield site bringing positive overall benefit to the village.