

**Our ref: LJP/Searle 026966**

**Your ref:**

19 February 2020

Greater Cambridge Shared Planning Policy Team  
c/o South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA



**St Neots Office**

The Fairways  
Wyboston Lakes  
Great North Road  
Wyboston  
Bedfordshire  
MK44 3AL



Dear Sir/ Madam

**GREATER CAMBRIDGE LOCAL PLAN ISSUES AND OPTIONS 2020 SUBMISSION OF ADDITIONAL SITE –  
Land south of Bourn Road, Caxton**

The Greater Cambridge Local Plan will shape how Cambridge and South Cambridgeshire changes over the period to 2040, and possibly beyond. The Issues and Options 2020 Consultation enables further sites to be submitted as well as setting out the first conversation which explores big themes that will influence how homes, jobs and infrastructure are planned.

The site at land south of Bourn Road, Caxton provides the opportunity to enable sensitively and efficiently designed homes which will enhance the character of the area. The site can provide a mixture of market, affordable and self-build housing and accommodate tree planting on the boundaries creating biodiversity net gain which is also noted as an important big theme outlined in the Issues and Options 2020. The development of the site with housing will provide economic benefits through the construction jobs created and from owner/occupiers using local services and facilities and is ideally situated.

The National Planning Policy Framework 2019 sets out in paragraph 78 that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a nearby villages. The land south of Bourn Road Caxton is ideally placed in relation to Caxton and the transportation corridors.

Caxton's proximity to Cambourne lends itself to be a highly sustainable location for future growth in Cambridgeshire along with the proposed new railway station at Cambourne as part of the Cambridge to Oxford Arc. The terminus of the proposed busway will be located in Cambourne and the Cambridgeshire Autonomous Metro (CAM) will be through Cambourne and beyond towards St Neots. The Greater Cambridge Partnership (GCP) has indicated that the proposed Cambridge-Cambourne busway could be completed as soon as 2024, making it a key consideration in determining where future growth should be located.

The Greater Cambridge Local Plan should help to meet its housing need by having a combination of large and small sites as well as along transport corridors. Therefore, dispersal through new settlements, villages and transport corridors would be appropriate locations to develop housing and this site would be key to achieving this aim and enable sustainable development in accordance with paragraph 8 of the National Planning Policy Framework 2019.

Yours sincerely



**Lydia Pravin MSc MRTPI**

**Associate - Planning**

For and on behalf of Brown & Co - Property and Business Consultants LLP

t/a Brown & Co Barfords

