

Cambridge office

Strutt & Parker
66-68 Hills Road
Cambridge
CB2 1LA
Telephone 01223 459500

Cambridge@struttandparker.com
struttandparker.com



Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Direct Dial: [REDACTED]

E mail: [REDACTED]

Our ref:

201516

25th March 2019

Sent by email only to: planningpolicy@scambs.gov.uk

Dear Sir or Madam

Greater Cambridge Local Plan 'Call for Sites' Submission: Paddock Land to the east of Fenny Lane Farm, Meldreth

I write in relation to my client, [REDACTED] site at the rear of Fenny Lane Farm, which is being submitted in order for it to be considered as part of the 'Call for Sites' exercise between Cambridge City and South Cambridgeshire District Council. The site proposes the erection of up to 12 dwellings. As shown on the attached illustrative masterplan, this site would also be delivered as part of one allocation with the site immediately to the west, which is under the same ownership. Combined this site and the adjacent site to the west could deliver 28 dwellings. Please refer to the separate site submission for Fenny Lane Farm, in relation to the site to the west, which is provided as an appendix to this letter, for ease of cross- reference.

This submission comprises the following:

- Completed 'Call for Sites' form;
- Site location plan showing the location and extent of the proposed site;
- Indicative site layout plan, prepared by Rachel Furze and
- Evidence of land owner support.

Site and Its Surroundings

The site shown on the accompanying site location plan covers an area of approximately 0.48 hectares and is located to the north west of the village centre of Meldreth. The site benefits from having a good relationship with the village envelope, which is immediately adjacent to the south boundary of the site. The site comprises of a paddock and benefits from being well enclosed from the open countryside to the north. It is adjacent to a residential dwelling to the south. To the west and south west of the site, the former agricultural yard of Fenny Lane Farm is located, which is under the same ownership and is also being promoted as part of the call for sites. As outlined above, this site would come forward in conjunction with or as a phase 2 to the Fenny Lane Farm site. Access onto Fenny Lane to this application site would be provided as part of the development of the land to the west of the site.

Part of Fenny Lane Farm has recently obtained prior approval for the conversion of agricultural building under planning application S/3418/18/PA for four residential dwellings, establishing the principle of residential use in this location.

Meldreth- A Sustainable Location for Growth

Meldreth is considered a Group Village under Policy S/10 of the adopted South Cambridgeshire Local Plan 2018. On this basis the village of Meldreth is considered to be a sustainable location that is well suited to accommodate growth





of an appropriate scale. The village offers a wide range of services and facilities such as a public house, primary school, village store and village hall.

In terms of public transport, Meldreth is one of the most sustainable group villages. It benefits from being served by Meldreth Railways Station, approximately 1.2 kilometres south of the site, providing a direct service to London Kings Cross and Cambridge. A bus stop lies on the High street and the number 127 bus provides links to Guilden Morden and Royston, with the number 15 bus on Wednesday providing a trip from Haslingfield to Royston, stopping at Meldreth. Meldreth is also located with ease of access on the A10. It is located approximately 5 kilometres north east of Royston and 10 miles south west of Cambridge

The recently adopted South Cambridgeshire Local Plan focused much of its allocations to the north and west of Cambridge in a series of large new or expanded settlements including Bourn Airfield, Cambourn, Northstowe, and Waterbeach. In contrast there was very little proposed new growth in the villages to the south and east and Cambridge. Interestingly, and over the same period of time, there has been considerable job growth and economic development to the south of Cambridge, and it is therefore considered that the new Joint Greater Cambridge Local Plan should seek to rebalance the distribution of growth and focus more development to the south of Cambridge, particularly in sustainable large and medium-sized villages such as Meldreth.

In South Cambridgeshire, affordability remains a barrier to many individuals, couples, and families, and many people are effectively priced-out of the area. Many villages across the Greater Cambridge area have lost vital services as shops have closed, public houses have been converted into residential properties, and bus services have been reduced. Meldreth is fortunate in this regard and has maintained many of its services, now with much improved broadband connectivity and a significant increase in home working and online shopping, many of the historic barriers to sustainability in rural areas are reduced.

It is therefore important to enable modest, appropriately-sized extensions to villages so that the remaining services (including the primary school) can be supported and to enable much needed new market and affordable housing to be provided. It is also key to note that Meldreth is a village within Cambridgeshire that is not within the Green Belt and therefore development would provide a logical expansion of this non-greenbelt village in the district. Within the currently adopted South Cambridgeshire Local Plan 2018, Inset Map 77, Meldreth does not have any allocations for the plan period 2011 to 2031 and has not had any significant growth in recent years.

Fenny Lane Paddock- Deliverable and Suitable Site for Development

Development at the site, based on a dph of 30, development at the site is envisioned to accommodate up to 12 dwellings, as shown on the illustrative site layout plan, prepared by Rachel Furze. As shown on the illustrative site layout plan, the site could either be delivered as part of a comprehensive development of circa 28 dwellings with the former agricultural yard site to the west or it could be delivered as phase 2.

It is considered that the proposed development and allocation of 28 dwellings across the two sites, is commensurate with the size and scale of the village and could provide a sustainable expansion to the settlement. Whilst the illustrative site layout plan, prepared by Rachel Furze shows a total of 33 dwellings between the two sites, the applicants recognise that a density of 30 dph, which would equate to 28 dwellings would be appropriate given the location of the site

The scale of development, would meet the housing needs within the village, as identified in a recent Housing Need Survey Report, undertaken by Cambridgeshire ACRE in October 2017. This report identified that there were 40 households on the affordable housing register in Meldreth, with 28 of these currently living in Meldreth. The survey identified the need for an additional 6 households in need of affordable housing but not on the register and another 6 households currently living in Meldreth that wanted a new market home but have not been able to move due to the lack of available housing stock, there is also a demand for private rented accommodation. Therefore, it is considered that the development of this site could also significantly assist with meeting affordable and private housing need within the village and is provides the number of houses required to meet this identified housing need.



This site is one of four sites being promoted by the applicants and this site could come forward in association with one or more of the other sites within this locality also being promoted by [REDACTED]

The site benefits from being under a single landownership and is fully deliverable in planning terms. It can be confirmed that the site is located within Flood Zone 1 and is not at risk of flooding. Meldreth Conservation Area is located approximately 0.20 kilometres from the site. Full ecological surveys would need to be undertaken as part of any planning application for the site to confirm their presence and inform any proposed mitigation.

I trust that the information submitted is sufficient for your purposes but should you require any additional information, please do not hesitate to contact me.

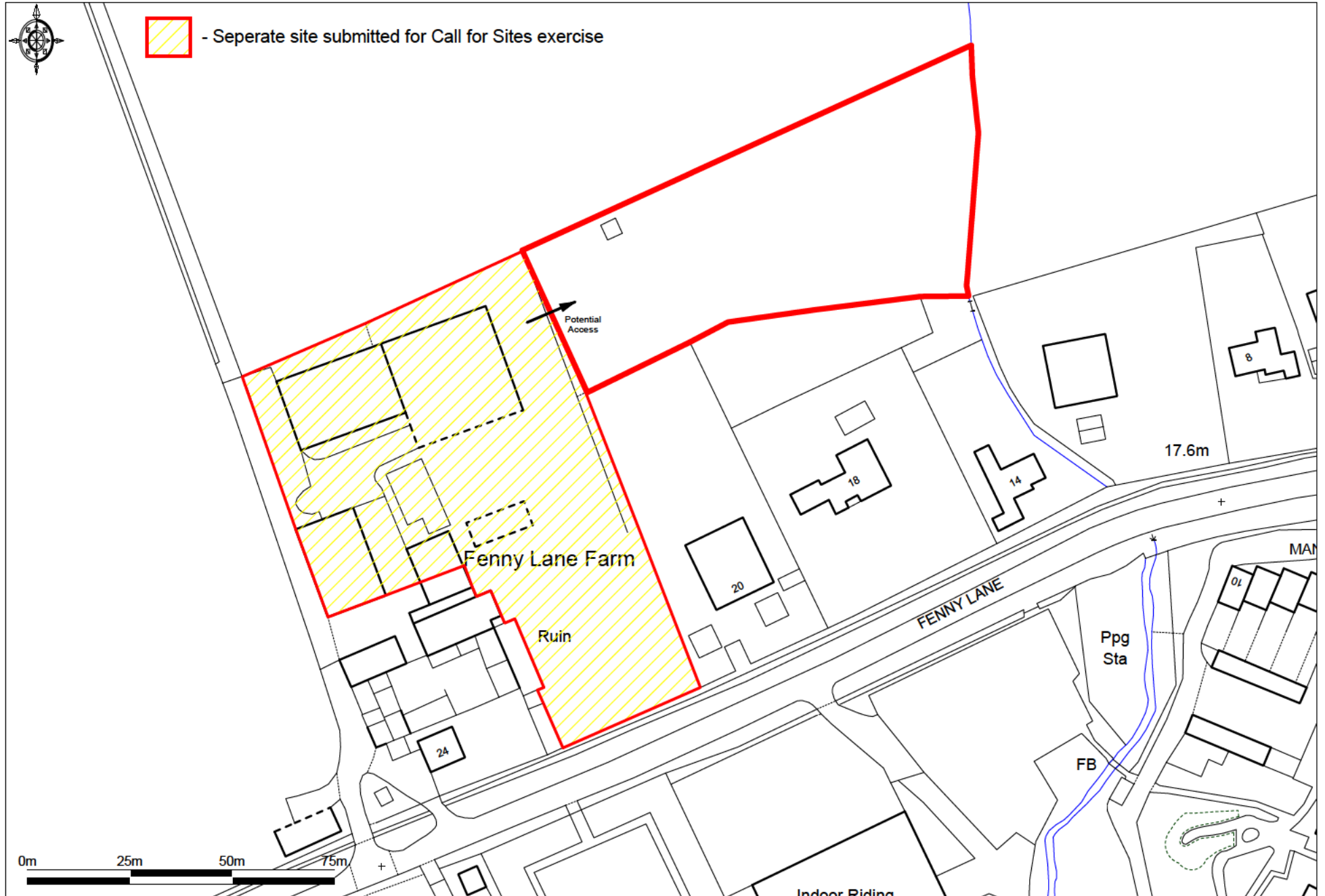
Yours faithfully



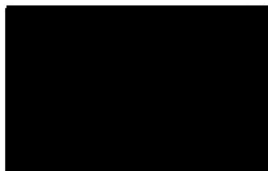
David Fletcher
Director
Cambridge Planning

Enc: Completed 'Call for sites' form
Red line plan showing the location and extent of the proposed site
Evidence of land owner support
Site Plan

Site Location Plan



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24.03.19

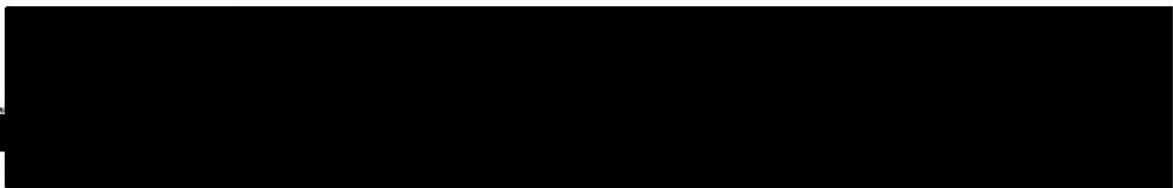
To whom it may concern,

This letter is written in support of a submission to South Cambridgeshire's Call for Sites and Broader Locations process made by our agent, Strutt & Parker, concerning land at Fenny Lane Farm, Meldreth.

We confirm that we are the landowners of the land the subject of this submission and that our support is given to its inclusion to be duly assessed in the South Cambridgeshire Call for Sites and Broader Locations process.

Yours sincerely,


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Project
Fenny Lane
Meldreth

Date
November 2017

Status
Pre-application

- 1 Fenny Lane
- 2 Existing house and driveway
- 3 Previously approved access
- 4 Existing allotments relocated
- 5 Existing barns previously given consent to convert to 3no dwellings
- 6 Pedestrian footpath
- 7 Landscaping / green space

① Indicates proposed dwellings on site



B	14-02-18
	Updated following comments 06-02-18
A	14-01-17
	Updated following meeting 19-12-17
-	07-12-2017
	Preliminary

Scale
1:500 @ A1

Description
Block plan

Number
1709-P-01b

Revision
B