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Direct Dial: [REDACTED]
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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: Land to the north of Fenny Lane, Meldreth

I write in relation to my client, [REDACTED] site to the north of Fenny Lane, Meldreth, 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 16 dwellings and the relocation of the existing allotments on the site. This submission comprises the following:

- Completed 'Call for Sites' form;
- Site location plan showing the location and extent of the proposed site;
- Illustrative Sketch Masterplan
- Site Access Plan
- Transport Technical Note; and
- Evidence of land owner support.

Site and Its Surroundings

The site as shown on the accompanying site location plan and covers an area of approximately 0.54 hectares. It is located to the north west of the village centre of Meldreth. It comprises of an agricultural yard with redundant agricultural buildings. The site benefits from having a very good relationship to the village envelope of Meldreth, which is immediately adjacent to east of the application site. The existing agricultural buildings are a mixture of design and character and offer little in the way of architectural value. They are no longer suitable to meet the needs of modern agricultural practices meaning they are now largely redundant within the wider farm holding. The buildings' demolition would not result in the loss of any employment and there would be no requirement to build new agricultural buildings elsewhere on the holding.

Immediately to the south of the site, the landowner has obtained prior approval for the conversion of the barn buildings under planning application S/3418/18/PA to four residential dwellings. This has clearly established the principle of a residential use within this location and any development of this site, would tie- in well with the conversion of the barn buildings.

Meldreth- A Sustainable Location for Growth

Meldreth is identified as 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 is located 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. 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- Deliverable and Suitable Site for Development

Within Meldreth, this site is considered to be the most appropriate site to develop, when considered against the alternatives. The existing redundant agricultural buildings already create a defensible boundary along Fenny Lane and development of this site could be undertaken without impacting on the open nature of the surrounding countryside. As demonstrated within the access appraisal, prepared by Ardent Consulting Engineers, the site benefits from good and unrestricted access onto the public highway.

As outlined within the illustrative sketch masterplan the site is capable of accommodating 16 dwellings. Development at the site has been based on a dph of 30. It is considered that the proposed site is commensurate with the size and scale of the village and could provide a sustainable expansion to the settlement.

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

As part of the proposals, the existing private allotments will be re- located to elsewhere within the applicants landownership. The applicants own a large area of land within the village, where the allotments could be re- located to. One option would be on land to the north of Kneesworth Road, to the south- west of West Way, which has also been promoted as part of this call for sites.



This site is one of four sites being promoted by the applicants and this site could come forward in isolation or 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 and there would be no impact on heritage assets as a result of the proposals. 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.

Therefore, allocation of a site of this size, would meet some of the already identified housing need within the village and would be a sound allocation having regard to the tests set out within the National Planning Policy Framework.

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.

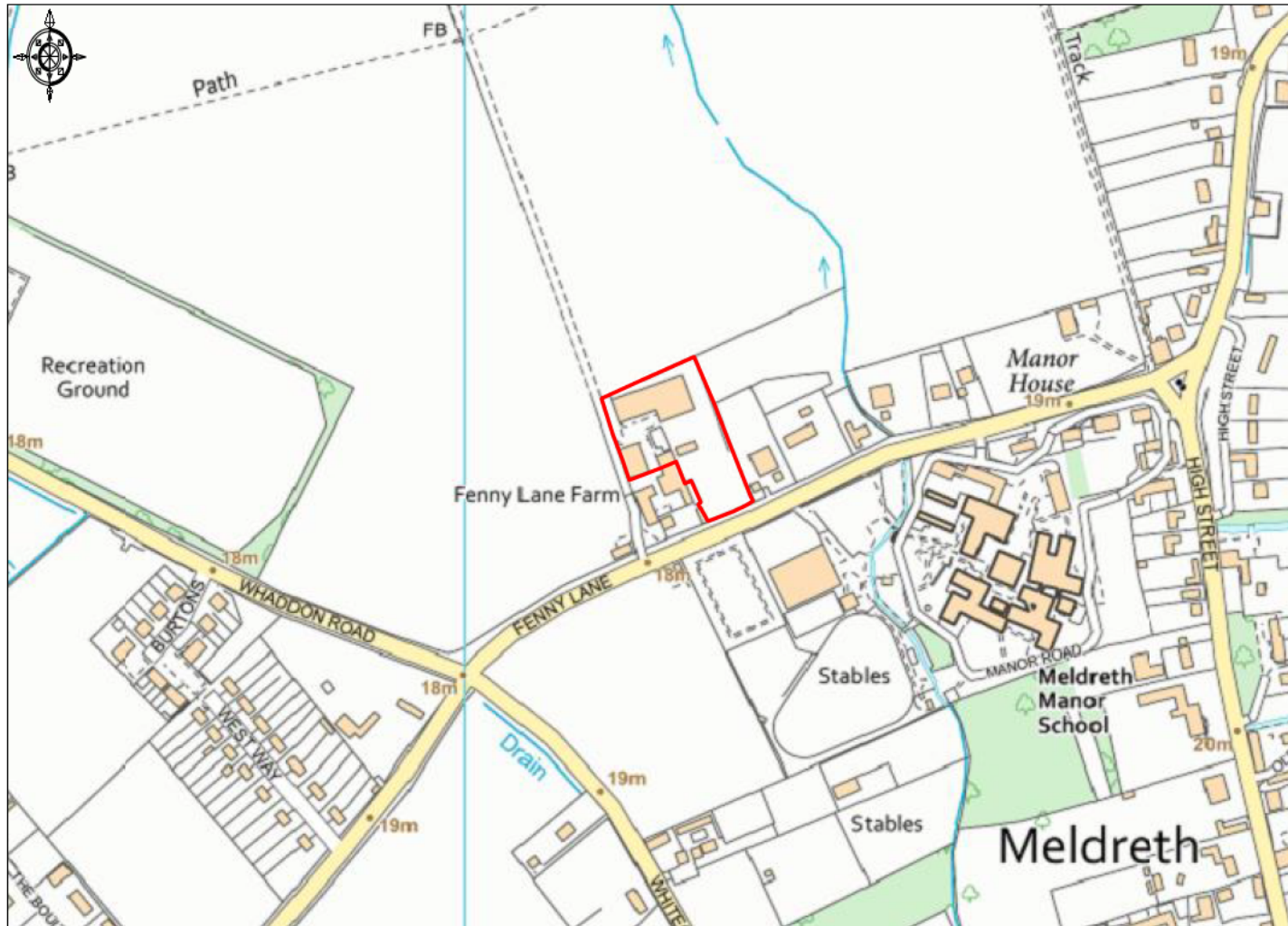
Yours faithfully



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
Transport Technical Note
Sketch Masterplan for the Site
Site Access Plan

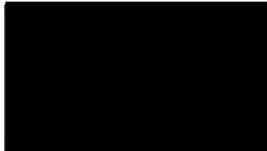
Site Location Plan



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Promap
LANDMARK INFORMATION GROUP

Land West of Fenny Lane Farm, Meldreth



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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Fenny Lane Farm, Transport Work Summary

The following text is applicable to the access plan (drawing 174630-001) –

- The site access is proposed as a single point located to the east of the existing buildings;
- It has been designed as a 5.5m wide carriageway with 2 x 2m wide footways – this design is suitable for schemes up to 100 units;
- Potentially, one of the footways internal of the site could be removed, but this would need to be discussed with Cambridgeshire CC highways to agree such a design;
- There is a band shown (hatched blue) which indicates that access could be shifted along that frontage and still be deemed adequate;
- At the junction with Fenny Lane, we have suggested 6m radii on the junction – this can easily be amended if necessary;
- Visibility to the right (west) is shown as 2.4m x 215m (60mph speed) and to the left (east) we have shown both 2.4m x 215m (60mph speed) and 2.4m x 90m (30mph). The speed limit change occurs at the front of the site, and so in due course it will be necessary to confirm actual speeds via traffic surveys. In both instances I suspect we may be able to reduce visibility requirements on the basis that vehicles are likely to be travelling slower than the posted speed limit. The visibility for 60mph to the left (east) is likely to be unachievable without significant tree / vegetation removal on the southern side of Fenny Lane, but I believe the 30mph splay shown will be more applicable in any case which can be achieved without vegetation removal;
- We have shown a pedestrian intervisibility at the point where the access road connects with the footpath along Fenny Lane as 2m x 2m triangular splays which will need to be kept clear for visibility purposes;
- We do not have the highway boundary information to confirm the design and visibility splays are within either your client or Cambridgeshire CC control, but at this stage, I believe it to be the case – this will need confirming in due course via a highway boundary search;
- We have reviewed the Google Streetview imagery of the site and the access is expected to cross the existing ditch running along the northern side of Fenny Lane (which is likely to require culverting). We would welcome the ability to assist with any drainage requirements the site may have for planning.
- There are telegraph poles that may sit in visibility splays that will need reviewing once topographical surveys are obtained;
- We would recommend utilities searches are commissioned in due course to establish what impacts the access point may have on buried services (Google Streetview indicates a water hydrant in the verge along the site frontage, for example).

We have provided some initial input on the internal design in conjunction with Rachel Furze, and would be pleased to assist with this scheme going forward.



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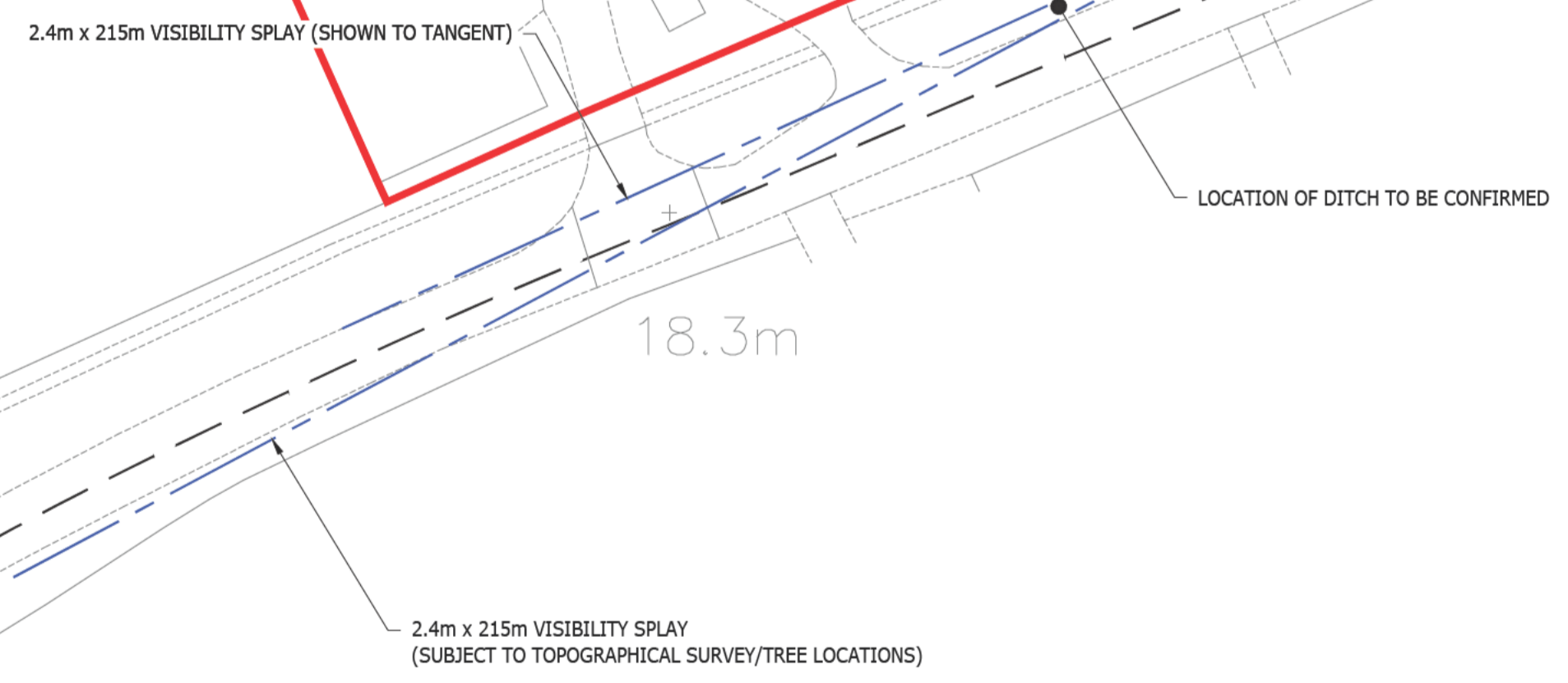
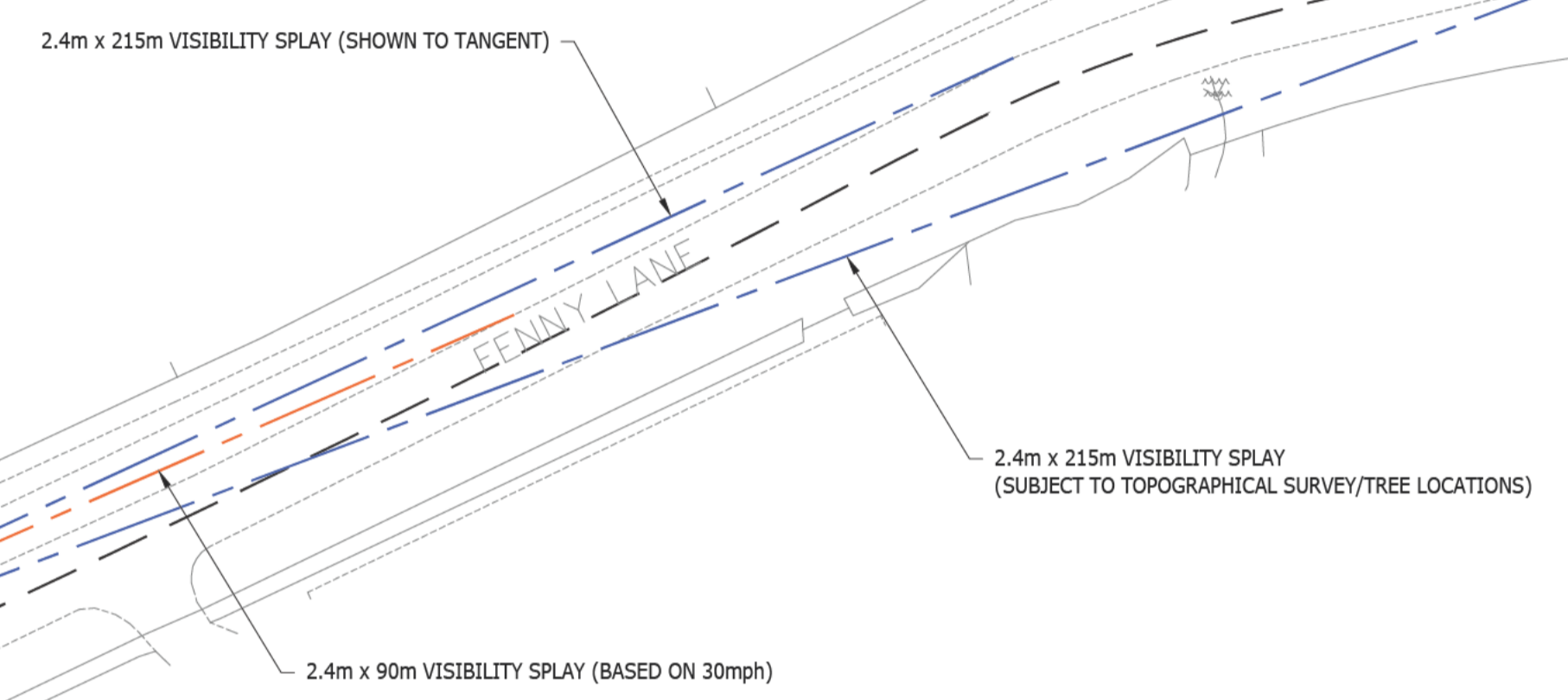
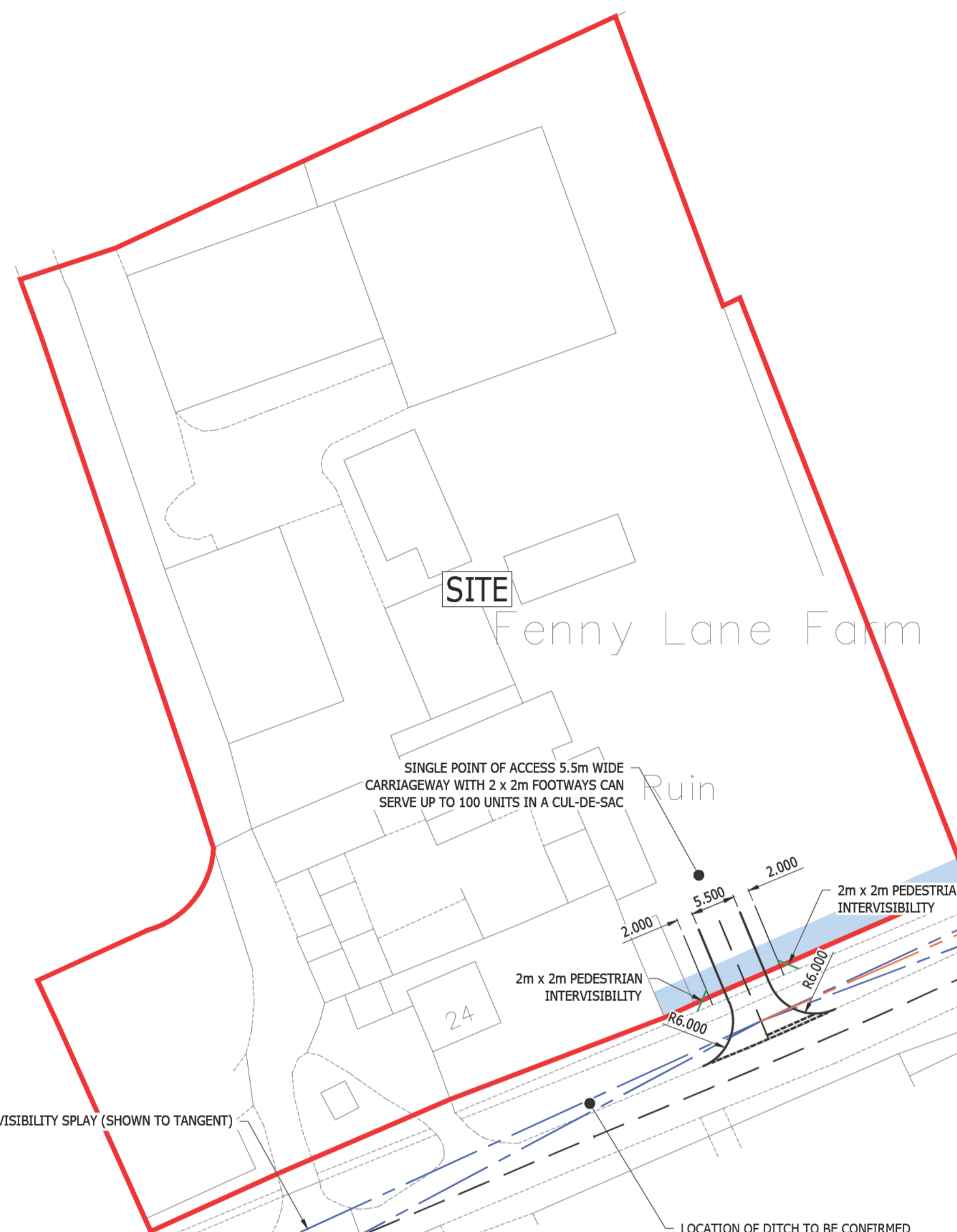
Tel: 020 7680 4088
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Registered in England
No: 05463029



NOTES:
 VISIBILITY SPLAYS BASED ON 60mph - POTENTIAL TO REDUCE SUBJECT TO SPEED SURVEY RESULTS.
 DESIGN SUBJECT TO HIGHWAY BOUNDARY CONFIRMATION.
 DESIGN SUBJECT TO TOPOGRAPHICAL SURVEY (I.E STREET FURNITURE ETC.).
 UTILITIES SEARCH TO BE ADVISED.

KEY:
 AREA OF ACHIEVABLE ACCESS LOCATION



DRAFT

Rev	Description	Drm	Chk	App	Date
<p>ARDENT CONSULTING ENGINEERS</p> <p>Suite 207 One Aile Street London E1 8DE</p> <p>Tel: 020 7680 4088 Fax: 020 7488 3736</p> <p>Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk</p> <p>Client: STRUTT & PARKER</p> <p>Project Title: FENNY LANE FARM, MELDRETH</p> <p>Drawing Title: POTENTIAL ACCESS ARRANGEMENTS</p>					
A1	Scale	1:500	Date	04.12.17	Designed by DV
	Drawn by	DV	Checked by	DV	Approved by IW
Drawing Number					174630-001

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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
- 8 Existing access to paddock relocated, hedge filled in
- 9 Access to paddock (relocated)
- ① Indicates proposed dwellings on site



C	29-03-18
	Updated following comments 27-03-18
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
C