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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 Kneesworth Road, Meldreth

I write in relation to my client, Roger Hart Farms Ltd site at land to the west 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 20 dwellings and relocation of allotments from Fenny Lane Farm, Meldreth. This submission should be reviewed in conjunction with the promotion of land at Fenny Lane Farm, a copy of which has been appended to this letter. The land to the north of Kneesworth Road, would only come forward in conjunction with the allocation of Fenny Lane Farm. It offers one of a few different options for the relocation of the private allotments at Fenny Lane Farm. As part of the submission, the applicants are happy to make the current private allotments available for public use.

This submission comprises the following:

- Completed 'Call for Sites' form;
- Site location plan showing the location and extent of the proposed site; and
- Evidence of land owner support.

Site and Its Surroundings

The site shown on the accompanying site location plan covers an area of approximately 1.62 hectares. The site is bounded by agricultural land to the north, with the residential development of West Way to the north- east and Five Acres to the south- east. Access onto Kneesworth Road is provided to the south.

The adjacent site at West Way consisted of a rural exception site for affordable housing, which was approved back in 2006.

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, Cambourne, Northstowe, and Waterbeach. In contrast there was very little proposed new growth in the villages to the south and east of 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.

Land to the North of Kneesworth Road- Deliverable and Suitable Site for Development

It is envisioned that development at the site the site could accommodate up to 20 dwellings. This is on the basis that part of the site would be used for the re- provision of the current private allotments from Fenny Lane Farm, to be provided as public allotments. It is the applicant's intention that this would be a key worker housing/affordable housing led allocation and would only come forward if Fenny Lane Farm also came forward for development (refer to separate submission, which has also been appended to this document).

The site is considered to be a suitable site for development, given its good relationship to the village of Meldreth, and that it benefits from being well enclosed within the wider countryside. The quantum of development proposed is appropriate for a village of the scale of Meldreth and this site could come forward in conjunction with or as a latter phase of the Fenny Lane Farm site, also being promoted as part of the call for sites.

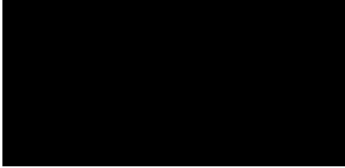
The scale of development, would meet the housing needs within the village, as identified in a recent Housing Need Survey Report, undertaken by Cambridgeshire ACRE in October 2017. This report identified that there were 40 households on the affordable housing register in Meldreth, with 28 of these currently 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/key worked local 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 Roger Hart Farms Ltd.

The site benefits from being under a single landownership and is fully deliverable in planning terms.

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.

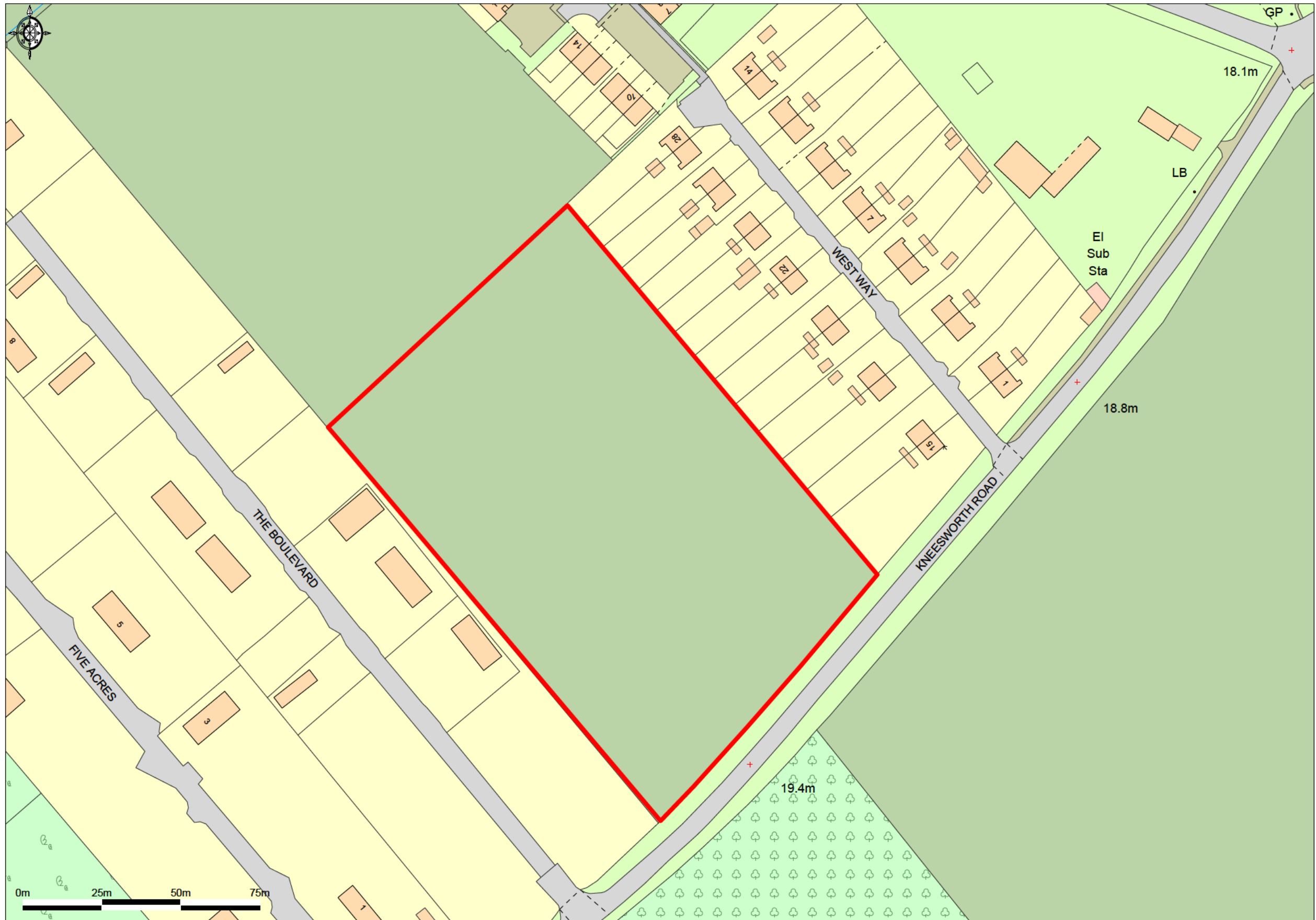
Yours faithfully

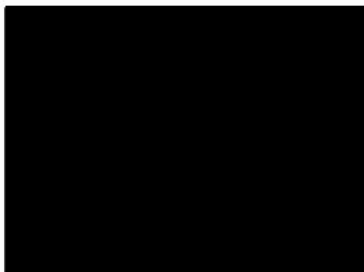


David Fletcher
Director
Cambridge Planning

Enc: Completed 'Call for sites' form
Location Plan
Evidence of land owner support

Land to the North of Kneesworth Road, Meldreth





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 Broad Locations process.

Yours sincerely,

