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CB23 6EA

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 west of Fenny Lane Farm, Meldreth

I write in relation to my client, [REDACTED] 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 12 dwellings. 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 0.44 hectares. The site is bounded by agricultural land to the north and west, with a Fenny Lane the south. The former agricultural yard of Fenny Lane Farm is adjacent to the eastern boundary. The residential farmhouse associated with the farm is immediately to the east of the site and is separated from the site, by an existing agricultural access road. The agricultural buildings to the east offer little in the way of architectural value to the surrounding character area, they are no longer suitable to meet the needs of modern agricultural practices meaning they are now largely redundant within the wider farm holding. On the south part of the site is an existing cart shed, which would be demolished as part of the development.

Immediately to the west, the boundary of the site is formed of a recently approved new farm access, which was approved under planning application reference S/2890/17/FL. This ensures that the site would form a logical extension of residential development following the development of Fenny Lane Farm, which is under the same landownership (submitted separately for residential development).

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 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

Based on a dph of 30, it is envisioned that development at the site the site could accommodate up to 12 dwellings. The site is considered to be a suitable site for development, given its good relationship to the village of Meldreth, which is easily accessible to the east/south of the site. 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.

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

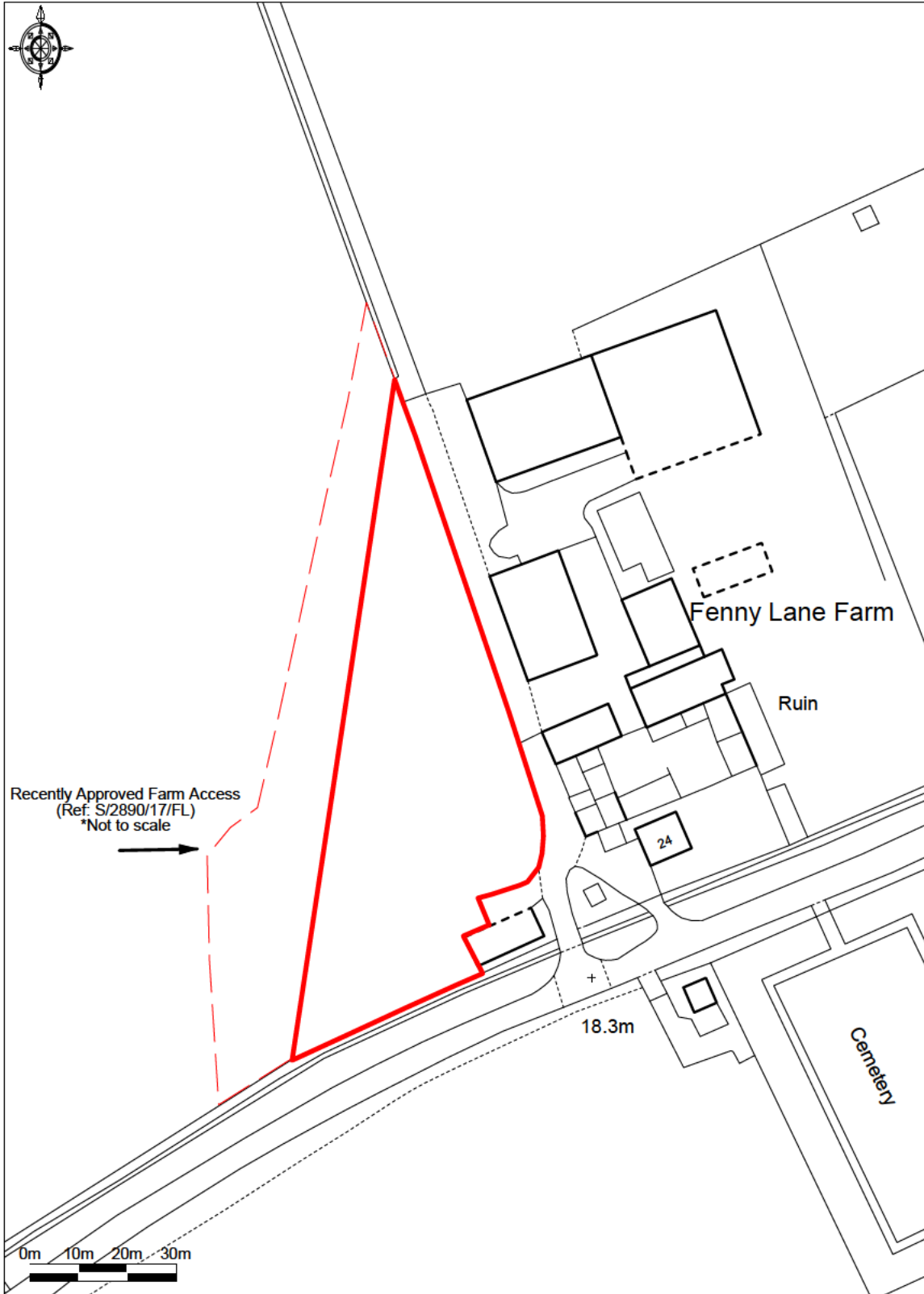


David Fletcher
Director
Cambridge Planning

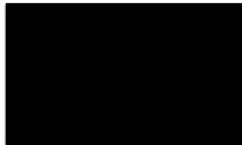


Enc: Completed 'Call for sites' form
Red line plan showing the location and extent of the proposed site
Evidence of land owner support

Site Location Plan



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Licence number 100022432. Plotted Scale - 1:1250



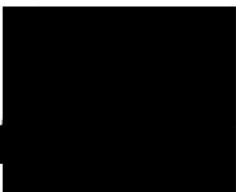
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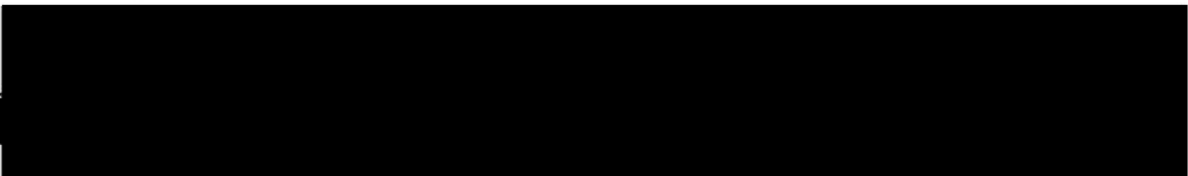
To whom it may concern,

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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