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Date: 22/03/2019

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

Dear Sir/ Madam,

LAND OFF ST PETER'S LANE, CAXTON

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES SUBMISSION

I write on behalf of our client, Gonville and Caius College, to submit 'Land off St Peter's Lane, Caxton' (hereafter referred to as 'the site') for consideration via the Greater Cambridge Local Plan Call for Sites consultation. Two submissions are made for the site, one comprising the site as a whole, and a separate submission with an access provided on Tates Field. This is to enable both sites to be assessed and to enable a conversation to be had regarding the scale of development and the scale of the benefits that are appropriate for Caxton in the upcoming Local Plan period. The remainder of this letter relates to the larger of these sites and provides a site description, sets out the context and background of the site, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver. I enclose the following as part of the submission:

- Site proforma; and
- Site Location Plan.

Site Description & Deliverability

The site is located in the centre of Caxton, outside the village framework within South Cambridgeshire District. The site measures 4.252 hectares and is currently in agricultural use

The site is not within the Green Belt, which has been a long time, major constraint on the spatial strategy in South Cambridgeshire.

The site is located within a good position in terms of its proximity to Cambourne, a higher order service centre. Highways England announced in February 2019 their preferred route for the A428 Black Cat to Caxton Gibbet improvements. This represents a significant investment (£810m to £1.4bn) and will help improvement transport connections to Caxton. The Greater Cambridge Partnership is also funding improvements to the other A428 to the east of Caxton which will help connect Cambourne to Cambridge. This will benefit connectivity to Caxton.

A small part of the eastern boundary of the site adjoins Caxton Village Conservation Area. This part of the site is well screened by existing trees and hedgerows. Caxton Hall, a Grade II* listed building is located 40m to the north of the site and is well screened by trees. Firs Farmhouse, a Grade II listed

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building, is located 40m to the south of the site. There is less screening of this building, however full consideration would be given to how development on the site could sensitively respond and respect surrounding heritage assets.

The majority of the site is within an area of low flood risk (Flood Zone 1) and is therefore in a low risk flood area. A small part of the site along the northern boundary is within Flood Zones 2 and 3. This area could be used for open space.

The site is relatively flat, comprising an open field with trees along its boundaries. There are no other significant physical constraints on the site such as tree protection orders or public rights of way.

Relevant Planning History

No planning applications have been submitted on the site. The site has not previously been submitted as part of the Council's previous Call for Sites processes.

Caxton

Caxton is an Infill Village in the settlement hierarchy within the adopted Local Plan. There are bus services which connect Caxton to Cambourne and Cambridge (bus routes 18 and 28).

Development Proposals

The site could accommodate a landscape design-led residential development of up to 75 residential units. This would include 40% affordable housing, landscaping, vehicular access and formal and informal open space. The final number can be formed through further design and stakeholder engagement.

Benefits

It is considered that the development proposals could deliver numerous social, economic and environmental benefits to the local area, including:

- The opportunity to deliver affordable housing to help meet the needs of Caxton and the local area;
- A landowner who wishes to work the community in order to shape a proposal which meets the needs of and can provide wider benefits to the village;
- Providing new development in an area that will see significant investment in transport infrastructure;
- Supporting Caxton's economy, including local shops and services at a time when villages are seeing a reduction in services and facilities;
- Improving accessibility to the site by providing open space, play and recreation space that is accessible to residents throughout the village;
- Providing a broader range of housing within Caxton to add to the type, size and tenure of housing available in the village which will provide more options in terms of housing that is affordable and housing to meet the needs of the elderly which is becoming significantly underprovided for in Cambridgeshire; and
- Enhancing biodiversity levels across the site from its existing low ecology value.

Summary

Gonville and Caius College are seeking an allocation for residential development on a land parcel that is well-related to the village form and to deliver that development in a manner that will bring the greatest benefits to the community. The development can also come forward in a way to contribute to the work

undertaken by the Local Authorities to deliver transport and infrastructure improvements that are already earmarked for this part of the District.

The land identified is available, achievable and deliverable to bring the listed benefits. The intention is to provide planned and coordinated development in a manner to benefit the whole village.

Should you have any queries then please do not hesitate to contact me and we would be most happy to meet with officers to explain the proposal in more detail and agree any consultation strategy.

Yours sincerely



Guy Kaddish
Partner, Planning

Enclosures **Site Location Plan**
Site proforma