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Date: 18/03/2019

Stephen Kelly  
South Cambridgeshire District Council  
Cambourne Business Park  
Cambourne  
CB23 6EA

Dear Stephen

## **PAPWORTH EVERARD VILLAGE – A PLAN FOR WELLBEING**

### **CALL FOR SITES SUBMISSION**

I write on behalf of our client and the landowners, the Varrier-Jones Foundation and Papworth Trust, to submit 'Land East and West of Papworth Everard,' (hereafter referred to as 'the sites') for consideration in the Greater Cambridge Local Plan. I enclose as part of the submission the following documents and drawings:

- Red Line Boundary Plan;
- Land Ownership Map;
- Papworth Everard Village Assessment;
- Papworth Everard Context (UDS45598-A3-0101); and
- Concept Strategy (UDS45598-A3-0102).

#### **Varrier-Jones Foundation and Papworth Trust**

The Varrier-Jones Foundation (VJF) is a registered charity (number 1064595), providing financial support for the work of the Papworth Trust (PT), also a registered charity (number 211234) whose mission is for disabled people to have equality, choice and independence. VJF meets this commitment through the development, investment and income from its assets. The charity also makes financial contributions to other charities providing services for people with disabilities.

VJF and the PT have a deep and intertwined legacy with the unique history of Papworth Everard by playing a leading role in the formation of the village as it is seen today. They have been advocates for health and wellbeing stemming from the approach for all people to have equality, choice and independence. This has manifested through the roles of VJF and PT to provide dedicated and supported housing in the village as well as provide community facilities along with their long-term custodianship. Their role includes the maintenance of a number of buildings and external areas alongside the formal duties of the Parish Council. The function of PT requires funding to be able to provide the significant amount of housing, including social housing, and the long-term commitment to the village to be able to

support the community. The proceeds from the development will help the charities to continue their work for the long-term.

### **Why New Development at Papworth Everard and Why Now?**

As part of the role of VJF, it has reviewed its portfolio of land holdings and has identified a number of sites that can offer the opportunity for Papworth Everard to expand and as a result bring benefits to the village; all in the context of Greater Cambridge embarking on a new Local Plan and the need to allocate new homes and jobs across the District.

Papworth Everard is currently a Minor Rural Centre in South Cambridgeshire's settlement hierarchy, offering a range of services, facilities and employment opportunities. There are good transport routes in and around the village, with proximity to Cambridge, the A1, A14 and A428 and some public transport. Significant transport infrastructure improvements are earmarked to be delivered in the local area, most notably the Expressway to connect to Caxton Gibbet; improved connectivity north-south across Caxton Gibbet; Park and Ride facilities to the A428; and the Cambridge-Cambourne off road bus route. Papworth Everard is well positioned to benefit from these transport improvements and new development in the village can help to achieve better connectivity to those transport upgrades.

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

A Village Assessment is enclosed which has been prepared by VJF/PT to support the Call for Sites submission. It comprises an assessment of the village to enable an early understanding of its housing, services and facilities so that new development can be shaped accordingly to target how and where it will have the greatest positive impact to the community. The intention behind the assessment is to help inform discussions to ensure that the right improvements are delivered in the right way to underpin the commitment of VJF and PT to delivering development in a planned and coordinated way to bring about benefits for all.

The enclosed Concept and Context Strategy maps include an analysis of the village in terms of its landscape and heritage characteristics and existing infrastructure. The opportunity at Papworth Everard is largely represented by two sites to the eastern and western edge, but there are also smaller individual plots within the portfolio that lie within the village that are too small to be identified as part of the call for sites but will be available to support the development opportunities and any benefits they can provide.

If done in a considered and collaborative way, then development has the great potential to bring about investment and benefits to a community. The timing against the needs of the Local Plan to allocate land for new development chimes with the ability and desire of the charities to allow part of its land holdings to be developed.

A land ownership map is included with this submission, which demonstrates the extent of the property assets owned by VJF and PT in the village and the unique opportunity this provides in Greater Cambridge to be able to deliver truly coordinated and deliverable development across a whole village.

As a unique and large custodian in the village, VJF and PT are able to approach development collaboratively and holistically. There is no better place within the district for development to deliver the maximum amount of benefits for the maximum amount of people. The normal development proposal is confined to one site with defined boundaries and a developer that can only control that one site; in this case, while the focus of the development is within two main sites, there is the ability to spread the benefit of development and to use the derived income to provide more widespread benefits. This could be such as providing additional play space not only on the sites but elsewhere in the village; a wider enhancement of connected green routes; using smaller sites within the village to compliment the main

development to provide accessible services and facilities, depending on where services and facilities are needed most across the whole village.

### **Why These Sites**

Enclosed with this submission, there is a Context Analysis Plan and a Development Concept Plan. These plans describe the two sites (western parcel being residential led and the eastern parcel being an extension to the Business Park) and how they would form appropriate developments that would be well-related to the existing village.

For the western parcel, there is the bypass that runs to the western part of the village, for which VJF provided financial contributions, which acts as a defensible boundary and forms areas of enclosed land that can now have a planned and designed purpose put to them.

A second main parcel is put forward to the east to act as an extension to the successful Papworth Business Park. The ability to provide for more employment space in the village is important both to remove some of the commuter pressure arising from the village and to ensure there is a balance between homes and jobs, so people have a choice of working in the village in which they live. The future of the Papworth Hospital site is not yet certain; the current policy framework seeks for it to be reused for commercial purposes. At this stage the eastern parcel is put forward for employment uses, it may be appropriate for it to be safeguarded as employment land, subject to how the village changes in the near future and whether extra employment space is needed in the short, medium or long term. This will be better known over the course of the Local Plan preparation as the future use and occupier of the Hospital site becomes more certain.

The Papworth Everard Context Plan, included with this submission, provides an overview of the designations and opportunities within Papworth Everard. Access to the western site can be achieved either via an access point already demarcated at the bypass roundabout between the A1198 and the B1040, or from Ermine Street South, as shown on the enclosed Strategy Plan.

Part of land parcels A and B are within flood zones 2 and 3, but these areas would not be needed for built development, but could be used as part of an enhanced and accessible public open space. A Conservation Area overlaps with Parcel A; development within this area would be able to sensitively respond to the features and character of the area.

The western site will incorporate the designated Local Green Space known as the 'Meadow at western end of Church Lane' (ref: NH/12-063). There are two public footpaths that cross through the site (references: 180/1 and 180/2). These routes could be enhanced to become green routes, and in the long term potentially link with the County's Greenways initiative.

### **A Vision for Papworth Everard**

The Vision of VJF and PT strives for the development to bring benefits to the community, and to maximise those benefits; to be the catalyst to achieve improvements to the village.

Stakeholder engagement will be key to providing the right improvements to community facilities and infrastructure. The details of the proposals will be progressed and refined with the involvement of community stakeholders and underpinned by technical assessments, to ensure there is a deliverable Vision which creates a positive impact. The Vision will be refined alongside the Joint Local Plan process with an aspiration for the site to be an allocation within the Local Plan.

Site allocations in local plans typically include commitments to providing infrastructure improvements. Papworth Everard is a unique location in that VJF and PT own land throughout the village and are committed to safeguarding the future health and wellbeing of the residents within the village. The enclosed Concept Strategy shows some of the components of the Vision for the village extension, along

with initial concepts for connectivity. The development area assumes not only housing, but social infrastructure such as open space, sports provision and improved connectivity via green routes.

The initial concept finds that a western extension to the village could provide some 465-655 homes based on a density range of 25-35 dwellings per hectare (dph), along with necessary infrastructure to support the existing village. This concept also includes for open space and sports provision together with generally improved services and facilities. The scale of development can be refined through technical assessment and, importantly, in collaboration with the local community and stakeholders to deliver economic, social and environmental benefits.

This amount of development has the real potential to be able to make a number of positive changes to matters such as transport, shops, play space, youth provision and social facilities.

The Village Assessment finds that there are a number of benefits that could be provided to the village by the proposed allocation and delivery of the sites:

- The proposals can include for provision of dedicated older persons development.
- The affordable housing element of the proposals can focus on tenures that would assist local residents in entering the housing market such as discount market sales and shared ownership models, linked to the affordability identified by this assessment.
- A mix of dwelling types and sizes should be included but the focus could be on three-bed dwellings with only a limited number of larger dwellings to relate to the needs and affordability of the Papworth Everard community.
- Future development could contribute towards the expansion of the existing GP surgery.
- Provision could be made for another nursery, either a standalone facility or co-located with a one-form entry primary school (see below).
- Future development could contribute towards the expansion of the existing pre-school.
- Future development could contribute towards the expansion of Pendragon Primary School to three-form entry with increased play and sport space. Alternatively, space could be provided for a single-form entry primary school elsewhere in the village.
- A dedicated cycle way to Cambourne can be supported.
- The opportunity to increase school bus services to Swavesey.
- Future development could contribute towards the existing outdoor sports provision in the village and look at opportunities to increase participation, particularly amongst the older population.
- Future development could provide for children's play space; however, a view should be taken as to whether this would be best served as part of the development itself or located elsewhere in the village, or both.
- Future development could include further allotment space, or a community orchard.
- Land in the centre of the village adjacent to Pendrill Court can provide increased retailing or other town centre type uses.
- Land at Stirling Way should be safeguarded for future employment uses.
- The potential for a bus route between St Ives and Cambourne, and possibly onto the Cambridge Biomedical Campus, Addenbrooke's Hospital could be supported.
- Enhanced walking and cycling routes throughout the village.

- Through the Local Plan and with a greater critical mass in the village, a stronger voice and funds to better influence the provision of public transport.

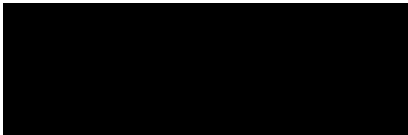
**Summary**

Varrier-Jones Foundation and Papworth Trust seek an allocation for residential and commercial development on parcels of land that are well-related to the village form and to deliver them in a manner that will bring the greatest benefits to the community. The intention is to establish how best to deliver these benefits through engagement with the community. The development can also come forward in a manner 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 and it is hoped for it to be recognised as the unique opportunity the extensive single landownership has within Greater Cambridge to provide planned and coordinated development in a manner to benefit a whole village in a way that cannot be accomplished anywhere else in the District.

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**

- Red Line Boundary Plan**
- Land Ownership Map**
- Papworth Everard Village Assessment**
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