

Cambridge office

Strutt & Parker
66-68 Hills Road
Cambridge
CB2 1LA
Telephone 01223 459500

Cambridge@struttandparker.com
struttandparker.com



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

Direct Dial: [REDACTED]

E mail: [REDACTED]

Our ref:

199539

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 at The Triangle, Fowlmere, Cambridgeshire

I write on behalf of my client, Enterprise Property Group and in relation to the site at The Triangle, Fowlmere, Cambridgeshire, on which they have a contractual arrangement with the landowners. The site is being submitted in order for it to be considered as part of the Greater Cambridge Local Plan 'Call for Sites and Broad Locations' exercise being undertaken by Cambridge City Council and South Cambridgeshire District Council. The site proposes the erection 24 dwellings with associated new dedicated vehicular access, open space and play area. This submission includes this covering letter and comprises the following supporting documents:

- Completed 'Call for Sites and Broad Locations' response form;
- Site location plan showing the location and extent of the proposed site;
- Indicative site layout plan; and
- Email providing evidence of land owner support for the submission of the site.

The site shown on the accompanying site location plan covers an area of approximately 0.99 hectares and is located on the eastern edge of the village of Fowlmere, comprising predominantly level grassland/scrubland and is of insufficient size for contemporary agricultural methods. The site is bounded by an established tree belt to the northern, southern and eastern boundaries and to the south west, a recent residential development known as 'The Triangle'. The site is not located within the Cambridge Green Belt, which is located to the east of the site beyond Fowlmere Road.

The site is an entirely appropriate and suitable location for a modest extension to the village of Fowlmere. A planning application for the erection of 24 dwellings including 10 affordable dwellings, with a new dedicated vehicular access from Fowlmere Road, new pedestrian link, hard and soft landscaping, open space, play area and community orchard, was refused at a planning committee on 10th October 2019.

The planning application had originally been submitted at a time when the Council was unable to demonstrate a five-year supply of housing land and benefitted from a positive pre-application response, which supported the principle of development on the basis that it was a sustainable location. The scheme was also presented to the Council's Design Enabling Panel, where it was commended. Further changes were made to the scheme to address specific design comments, and when the application was presented to planning committee there were no objections from any technical statutory consultees, as all technical issues had been addressed.

Fowlmere is currently designated as a Group Village under Policy S/10 of the adopted South Cambridgeshire Local Plan 2018. The village of Fowlmere offers a range of services and facilities such as a church, public house, primary school and village hall. In addition, the site is located less than 1 kilometre from the nearby village of Thriplow, to





which there is a footpath to a public house, shop, and primary school. There is also a bus service that provides access to Cambridge and the Biomedical Campus/Addenbrookes. The site is also approximately 3.5km from Foxtton railway station, which provides half-hourly direct rail services between London King's Cross and Cambridge/Cambridge North.

In recent years many local authorities have focused new development in larger villages or towns, or on the edge of cities. Within South Cambridgeshire much recent and planned development has been focussed to the north and west of Cambridge at Bourn Airfield, Cambourn, Northstowe, and Waterbeach; in contrast there has been very little development to the south of Cambridge, despite the area benefitting from two major railway lines providing excellent connectivity to Cambridge and other towns and cities.

It is very important that medium-sized villages such as Fowlmere take some development to ensure that their remaining services can be supported. In South Cambridgeshire, affordability remains a barrier to many individuals, couples, and families, and many people are effectively priced-out of the area. It is envisaged that the development of this site would include a policy-compliant proportion of affordable housing to meet much needed local need, as identified by the Council's housing officer. Enterprise will engage fully with Fowlmere Parish Council and the local community to bring forward a scheme that meets wider aspirations for the village.

In recent years 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. Fowlmere has lost its village shop, and one of its public houses in recent years but still benefits from a public house, a restaurant/takeaway, village hall, two places of worship, and sports and leisure facilities. It also benefits from having key local employers providing rural jobs. 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. New residential development in Fowlmere would support the rural economy and maintain the vitality and viability of facilities within this sustainable village, such as the local primary school, for new and existing residents.

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 considered that the proposed site is commensurate with the size and scale of the village and could provide a sustainable expansion to the settlement whilst also providing additional open and play space.

In terms of developing the site, an indicative site plan has been included within this submission and shows how the site could be developed for 24 residential units with on-plot parking and sufficient garden space. In addition, open space has been provided to the centre of the site together with a children's play area and a community orchard to the west. New trees and hedge planting is proposed as part of a landscaping scheme to ensure the site does not harm the views across the surrounding countryside or nearby residential amenity.

The proposal development of the site would include a number of benefits for the local community:

- A mix of small and medium-sized family housing to help meet the needs of the village and enable it to grow in a sustainable manner that respects and reflects the historic settlement pattern, helping to support local community facilities such as the primary school, public house, and restaurant/take away.
- A policy-compliant delivery of 40% affordable housing containing an effective mix to meet a specific targeted local need.
- Speed reduction measures along Cambridge Road and Thriplow Road to address the local community's concerns about speeding traffic driving into and out of the village.
- A new well-overlooked safe area of open space responding to the local community's concerns about a lack of play space in the eastern part of the village.
- A new community orchard to be utilised by future residents of the proposed development site, and the wider village's residents.
- Retention of protected trees along Cambridge Road, and trees/hedgerows along Thriplow Road and Fowlmere Road.
- A financial contribution towards improving local schools and other local facilities.



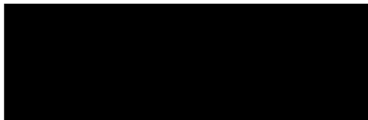
- A Whittlesford-based local developer/builder with a strong commitment to delivery and using high quality materials and building bespoke schemes for each individual site that take account of the local characteristics and vernacular.

Technical Due Diligence has been undertaken as part of a previous planning application (ref: S/4555/17/FL) on the site and this confirmed that there were no technical issues with the proposed development of the site. It can therefore be concluded that the site is deliverable. The site is located within Flood Zone 1 and is not at risk of flooding. An ecological assessment was prepared to accompany the previous planning application submission and includes a series of recommendations for the site. The open space and tree planting at the site will accommodate these as well as a biodiversity.

In terms of access, as part of the development of the site, a new vehicular access will be provided by way of a junction with Fowlmere Road. In addition, a secondary access for pedestrians and cyclists will also be provided on the western side of the site to link with the footpath on Cambridge Road. The site is available immediately and could deliver new homes within the next 5 years.

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



William Nichols
Senior Associate Director
Cambridge Planning

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Cc: Peter Stocking and Chris Jackson (Enterprise), Shannon Hubbard and Joe Worboys (Strutt & Parker)