

22 March 2019
CAPL437062/A3/RJM



South Cambridgeshire District Council
Call for Sites Consultation,
Planning Policy Team,
South Cambridgeshire District Council,
Cambourne Business Park, Cambourne,
Cambridge,
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Dear Sirs,

STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT – LAND AT SHEPRETH ROAD, FOXTON

CALL FOR SITES SUBMISSION ON BEHALF OF BLOOMHALL LTD

Savills (UK) Ltd Planning Team are instructed by Bloomhall Ltd to submit representations in support of the above site to the Strategic Housing and Employment Land Availability Assessment.

Savills (UK) Ltd supports the City and South Cambridgeshire Councils working together to prepare a Greater Cambridge Local Plan. Both Local Planning Authorities are intrinsically linked through the need to create a single spatial planning policy for the Cambridge area, given the symbiotic relationship that exists between the urban area and the rural area that surrounds it. The pattern of development that has emerged in part has contributed to a dispersed strategy of placing new development across a number of development locations, most notably at new settlements as well as in the larger villages. This in turn has resulted in significant commuting and travel into Cambridge from the surrounding villages within South Cambridgeshire - a feature that will continue to be exhibited on the basis of the existing planning strategy continuing. The opportunity afforded through the work on a new single development plan for the whole of the Cambridge area is welcomed and consequently provides the context for a comprehensive review of that strategy, including a strategic review of both the inner and outer edges of the Green Belt.

Demand for new housing and employment growth in the area is not diminishing and, a review of current Local Plans will need to acknowledge continuing market demand for new houses and jobs close to Cambridge. Clearly, any such approach cannot have one solution that fits all and it should not be a stark choice between putting all development in, or on the edge of Cambridge, or in village, or new settlement locations within South Cambridgeshire – it has got to be a blend or mix of such locations, having regard to land characteristics and the sensitivities of a range of planning factors including sustainability credentials, and accessibility to jobs and services. In such a context, it is the case that focus for growth around the edge of Cambridge alongside the growth across the more sustainable villages within South Cambridgeshire can help to accommodate the significant development requirements across the two administrative areas.

The site is located in the village of Foxton and comprises 4.09 hectares of undeveloped, greenfield, agricultural land. The site is bound to the south, south west by Shepreth Road, to the north, north west by the A10 trunk road (Royston Road). To the east the site is bound by an agricultural smallholding. Along the site boundary there lies a number of trees and hedgerow, no trees are scattered throughout the site.

Vehicular access into and from the site would be sought from Shepreth Road as shown on the Indicative Site Layout Plan. It is acknowledged that any forthcoming application would need to be supported by a Transport Statement to ensure that the access has been assessed at the site.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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There are no heritage assets located within the site, however, there is a Grade II Listed 'Milestone' is located on the other side of the A10 approximately 30m north of the northernmost boundary. All other heritage assets near to the site lie in Foxton village and built development exists between them and the site. The nearest scheduled monument lies 0.4km from the site to the north beyond the A10. The site is located entirely within Flood Zone 1; the least risk of flooding. The topography of the site is predominately flat. A gas easement runs through the site, from the south to the north towards the A10, the Indicative Site Layout Plan acknowledges this easement and the required buffer either side to provide extensive open space and an area of play. The proposals also form a gentle transition when entering the village.

With regards to policy, the site lies outside of Foxton Development Framework and Conservation Area. The site is subject to a 'Sand and Gravel Minerals Safeguarding' designation. The site does not lie within the Green Belt and is not subject to any other policy, environment or landscape designations.

Foxton village is identified in the 2018 South Cambridgeshire Local Plan as a Group Village, however it is a largely sustainable location, particularly with the railway station to the north east of the village, approximately 800m from the northernmost boundary of the site, which provides a regular train service to both Cambridge and London. In addition, there is a bus stop approximately 270m from the south easternmost boundary of the site which provides a regular bus service to Cambridge and Royston where a number of employment opportunities exist as well as facilities and services.

Within Foxton village there exists a number of services and facilities including a convenience shop, post office, primary school, village hall, public house, sports facilities and recreation ground. There also exists some employment opportunities distributed throughout the village including The Langham Press, EFS Technology and Reeds Autos.

The site presents a sustainable location providing the opportunity for a range of property types and sizes, as demonstrated on the accompanying Indicative Site Layout Plan. There is also the opportunity to retain and enhance the boundary treatments and other landscaping features where possible. The site can secure 50 dwellings, including a policy compliant 21 affordable dwellings, with sustainable transport links into Cambridge. The indicative density of the site also reflects the settlement size and existing built development within the village.

We look forward to being kept informed of plan progress and should you have any queries concerning the contents of submission please do not hesitate to contact me.

Yours sincerely,



**Rachael Morey MRTPI
Planner**