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Direct Dial:

E mail:

Our ref:

WN/207698

21st February 2020

Sent by email only to:

Dear Sir or Madam

**Greater Cambridge Local Plan: The First Conversation
Regulation 18: Issues & Options Submission: Land Rear of Fisher's Lane, Orwell**

I write in relation to my client, Endurance Estates site at Land Rear of Fisher's Lane, Cambridgeshire. This submission follows a previous submission made in March 2019 as part of the Greater Cambridge Local Plan 'Call for Sites and Broad Locations' exercise.

My client welcomes the opportunity to comment on the Greater Cambridge Local Plan: The First Conversation, which explores a series of big themes that will underpin the decisions about where homes, jobs, and infrastructure should be located, and consequently what spatial development strategy the Greater Cambridge Shared Planning Service should adopt. Endurance strongly welcomes the inclusion of these 'big themes' that will influence how jobs, homes, and infrastructure are delivered.

The draft Local Plan's strong focus on climate change, biodiversity & green space, wellbeing & social inclusion, and making great places provides an excellent framework and starting point within which consideration should be given to prospective sites.

Of particular significance is the level of housing required, which should be set at a level that seeks to meet the demand created by the concentration of jobs in the Greater Cambridge area, and the spatial strategy. A key consideration will be how to accommodate sustained high growth, while keeping Greater Cambridge special.

Endurance supports a blended strategy (as advocated in the Cambridgeshire & Peterborough Independent Economic Review (CPIER)) and one that focuses on sustainable locations that are well-connected or have the potential to be connected to high quality public transport, while recognizing that a range of sites is required to aid deliverability and to ensure that all villages can grow in a sustainable manner appropriate to their size and scale.

My client's site at land rear of Fisher's Lane, Orwell proposes the erection of up to 26 dwellings with associated public open space and would represent an appropriately sized extension to the sustainable village of Orwell. In recognising the importance of linking communities with high quality public transport, my client recognises the villages' excellent and regular bus services between Royston, Cambridge and St Neots, the site is also approximately 5km from Shepreth railway station.

This submission comprises completed forms, which respond to the following questions:

- Q6: Do you agree with the potential big themes for the Local Plan?

- Q7: How do you think we should prioritise these big themes? Rank the options 1-4 (1 – Most Preferred 4 – Least Preferred)
- Q31: How should the Local Plan help to meet our needs for the amount and types of new homes?
- Q32: Do you think we should plan for a higher number of homes than the minimum required by government, to provide flexibility to support the growing economy?
- Q40: how flexible should the Local Plan be towards development of both jobs and homes on the edge of villages?
- Q42: Where should we site new development?
- Q47: What do you think about growing our villages?
- Q49: Do you have any views on any specific policies in the two adopted 2018 Local Plans? If so what are they?

Site Description

The site is located on the north west of the large village of Orwell, and is bounded by agricultural land to the north east and east, residential development to the south east and south with the A603 to the north west.

Orwell is identified in the current South Cambridgeshire Local Plan as a Group Village (Policy S/10). These are described as Group Villages are described as *'generally less sustainable locations for new development than Rural Centres and Minor Rural Centres, having fewer services and facilities allowing only some of the basic day-to-day requirements for their residents to be met without the need to travel outside the village'*. This policy is considered to be unduly restrictive and the new Local Plan should allow for a greater level of development in sustainable villages such as Orwell.

The village of Orwell offers a range of services and facilities such as a church, public house, football club, primary school and village hall. There is also a good bus service that provides regular access to Royston, Cambridge and St Neots, the site is also approximately 5km from Shepreth railway station.

This letter should be read in conjunction with the completed forms, Design Statement and Housing Delivery Study that accompany this submission. 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

Enc: Completed forms
Housing Delivery Study prepared by Barton Willmore
Design Statement

Cc: Jake Nugent (Endurance Estates), Shannon Hubbard (Strutt & Parker)