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CAPLSPEC/A3/GH/BW



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Call for Sites Consultation  
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Dear Sir/Madam,

**STRATEGIC HOUSING AND EMPLOYMENT LAND AVAILABILITY ASSESSMENT – CALL FOR SITES ON BROAD LOCATIONS**

**SUBMISSION BY SAVILLS (UK) LIMITED ON BEHALF OF DEAN AND DEAM CONSTRUCTION LIMITED CONCERNING LAND SOUTH OF HIGH STREET, BALSHAM**

Savills Planning Team in Cambridge are instructed by Dean & Dean Construction Ltd to submit representations on their behalf to the consultation exercise as it relates to the Call for Sites stage of a review for a new single Local Plan for Cambridge City and South Cambridgeshire District Council's administrative areas.

The need for an early review of both recently adopted Local Plans for both the City and the District Council was reflected in the Local Plan Inspectors Report of 2018. It has been apparent that there have been many concerns levelled at the scale and location of new development to come forward in the Cambridge area and it is entirely appropriate that in the context of further anticipated significant new growth that an early review of existing development plans takes place. In such a context we support the need for an early review given the very clear relationship between those land use planning policies within the City and those policies that will apply in the surrounding rural District.

There is a close symbiotic planning relationship between the urban area and the rural district that surrounds it to the extent that policies that affect one area can have a direct impact on the other. This is perhaps best illustrated in those policies which would prevent growth on the edge of Cambridge which in turn would put pressure on the villages within South Cambridgeshire to accommodate growth. This in turn creates patterns of longer distance travel and commuting into Cambridge which is a City that ( it is safely assumed) will remain as the main focus for jobs, leisure, culture and retail.

Similarly policies in the rural area are by definition generally restrictive having regard to countryside protection reasons which means that the focus is then placed upon a tight historic urban environment to accommodate much needed new development to sustain new growth for the Cambridge area.

It is therefore the case that the wider area should be seen as a single strategic area for the purposes of strategic planning and as such, we support the work to create a single Local Plan.

The Call for Sites stage is seeking sites through the consultation process to put forward for development. In such a context, our client has landholdings in Balsham to submit to the Council and which are the subject of this representation. As such, we are aware of the Council's need to consider the locational strategy for new development (and particularly housing) within the Plan area. The development sequence was debated at length in the Examination for the past two Local Plans and there was concern expressed at that time about the balance

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and location of growth having regard to the sustainability credentials of certain options and the ability of certain sites to accommodate such growth.

It is our view that in the context of this new review, that there is no single answer to the question as to where growth should be located. The current development strategy that resulted from the Examination necessarily looked at a number of locations starting with the urban area of Cambridge, the edge of the City, new settlements and then in the rural area in the larger villages. It is our view that whilst a broad strategy was generally accepted, questions remain about the significant amount of new housing identified for new settlements and the ability of those locations to absorb and deliver housing numbers.

In circumstances where NPPF guidance is very clear but the need for development plans to be deliverable, particularly in terms of housing trajectories, it is important that local planning authorities identify sites that actually will be delivered on the ground, in sustainable locations and on sites that will minimise impact on the surrounding area.

Over many years, South Cambridgeshire has brought forward development in or on the edge of villages and the scale and location of such sites has generally meant their delivery timetables have been met. This is in stark contrast to the long lead in times for the strategic sites.

The villages of South Cambridgeshire should continue to provide options for new growth in the Cambridge area. Not only do they play a strategic role in accommodating new growth but importantly the introduction of new housing, including affordable housing, new investment and spending power into those settlements is an important strategy to ensure that the services and facilities in the villages is enhanced. Thus sustainability is not only a high level strategic policy aspiration but at village level, it is just as important to ensure that those settlements and villages continue to grow and prosper in a controlled manner.

#### Land south of High Street, Balsham

Our clients have agreements with the landowners (Bernard and Gillian Plumb) regarding their land to be promoted at the southern edge of Balsham south of the High Street in the western part of the village. Correspondence is enclosed confirming the landowners support for this submission. The landholding is in the same ownership as the land immediately to the north which was the subject of a planning permission granted in March 2018 for

*'proposed demolition of existing Dairy buildings and creation of 15 new dwellings at Plumbs Dairy, 107 High Street, Balsham, CB21 4EP'.*

A copy of the approved site plan is enclosed and shows the access road which would link in to the land being promoted immediately to the south.

The planning application reference for the above application is S/0460/17/FL and having regard to the permission now issued, the granting of consent changes the character of this part of the village to support further in depth development from the street frontage. The creation of this development and the formation of a new access on to the High Street now creates the opportunity to secure another additional area for housing to the south of the existing village framework as shown on the red line plan accompanying this representation.

Whilst it is acknowledged that the site being promoted within the submission lies within the designated Conservation Area, it is recognised that the designation appears to be relating primarily to the linear development north and south of the High Street which formed a secondary centre of the village with the historic core and church located within a separate Conservation Area at some distance to the east of the site. The absence of a Conservation Area Appraisal raises questions as the relevance of that designation as it applies to that currently unbuilt area south of the High Street where our site is located.

With planning permission having been granted for that part of the Conservation Area in the above application, the settlement boundary should be extended to include the promoted site. We consider this to be a logical



extension to permission granted. The land is well defined by well treed boundaries and the scale and nature of proposed development as shown in the accompanying plan is entirely appropriate in our view having regard to the minimal impact on the surrounding area given the substantial landscaping that exists on the field boundaries and which is planned to be retained as part of any new housing scheme.

The enclosed illustrative plan shows a total of some 35 dwellings incorporating a mix of market and affordable housing at a ratio of 40% affordable housing which is the current policy approach. The layout of the site acknowledges that this is an edge of village site and as such existing trees around the edge of the site are intended to be retained. The site extends to some 1.07 hectares.

It lies in Flood Zone 1 which is an area which is least prone to flooding. We consider that the enclosed site is appropriate and immediately available for new development. In promoting this site we acknowledge that Balsham is identified as a Group village within adopted policy S/10 in the current adopted South Cambridgeshire Local Plan but in the case of a strategic review of that Plan, the Council should also be encouraged to look critically at those settlements which have the ability to absorb new growth, of which we consider Balsham to be one, and accordingly identify sites within those settlements for new development. It remains the case that settlements in and around Cambridge lying within South Cambridgeshire District have the capacity and ability to absorb new growth – whilst such growth constitutes a contribution to land supply from a strategic perspective, it is the case that villages such as Balsham should have the opportunity to grow and play their role within the next Plan period.

We look forward to being kept informed of Plan progress and should you wish to discuss any of the above please do not hesitate to give me a call.

Yours sincerely

[Redacted signature]

[Redacted name] BSc (Hons) MRTPI  
Director

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