

Land To The East of Station Road, Foxton, South Cambridgeshire

Site Context

The proposed site for allocation for residential development is located east of Station Road, Foxton (figure 1). The total site is approximately 3.21 ha (7.92 acres). The land is registered under one land registry title.

Foxton is classified as a Group Village in the South Cambridgeshire Local Plan (2018) with a population of approximately 1200 (mid 2012-year estimate). However, the village has excellent transport connections and a wide range of services and amenities. The village has a shop, post office, primary school, TBAP Unity Academy (A special School), Villiers Park Educational Trust, church, pub, Burlington Park business park, modern recreational and sports facilities.

Foxton Train Station has frequent Thameslink services to Kings Cross (1hr 9m average journey time), Cambridge (11m average journey time) and Cambridge North (19m average journey time). This train also provides connections to Meldreth, Shepreth, Royston, Ashwell and Mordern, Baldock, Letchworth Garden City, Hitchin, Stevenage, Knebworth, Welwyn North, Welwyn Garden City, Hatfield, Potters Bar and Finsbury Park. At the peak times 7:00-9:29 and 16:30-18:59 there are trains every 30 minutes. The Greater Cambridge Partnership are promoting Foxton Train station as a Transport Hub, with increased train services and increased sized platforms to handle 12 car trains.

Foxton has an hourly bus service to Royston, Addenbrookes Hospital, Cambridge and St Ives. During the peak hours of 7:00-9:29 and 16:30-18:59 there are two buses per hour on weekdays.



Figure 1: Map showing location of the site.

Flood Risk

As confirmed by the Environment Agency's flood map (Environment Agency, 2019) the site is located within Flood Zone 1 and therefore has a low probability of flooding. The majority of the site has a very low risk of surface water flooding. The northern part of the site has a low risk and a small patch in the south has a low-medium risk, as confirmed by the Environment Agency's maps. The layout and drainage strategy for any scheme that comes forward on the site will reflect the localised areas of surface water flooding.

Designations

There are no SSSI's or Scheduled Ancient Monuments on or adjacent to the site (DEFRA, 2019). There are two grade II listed cottages in close vicinity to the site; 18 station road (Historic England, 2019a) and 22 Station Road (Historic England, 2019b). The Grade I listed Church of St Laurence is located 150m south of the site. The southern part of the site is within the Conservation Area (South Cambridgeshire District Council Inset Map 35). The site lies within the Green Belt and would require removal from this policy designation through the Local Plan process prior to it being allocated for residential development. A small part of the northern area lies in a Transport Safeguarding area and the entire site is covered by a Mineral Safeguarding Area. (South Cambridgeshire District Council Inset Map 35) as with all land to the north of Foxton. The site is unlikely to be suitable for minerals extraction due to access and likely noise and disturbance issues for local residents.

Access

Options are being explored to achieve an access from Station road (figure 2).



Figure 2: Aerial view showing potential options for access onto the site.

Potential benefits from scheme

There is a public footpath from Foxton High Street towards Foxton Station (figure 3). The path is unpaved and can get very muddy in the winter and during periods of wet weather. There is potential for the public footpath to be enhanced as part of the development with improved linkages to the platform created.

The northern edge of the site directly abuts Foxton train station. If there are any plans in the future to expand the station or convert the railway to a four-line track, this would be the most logical location.

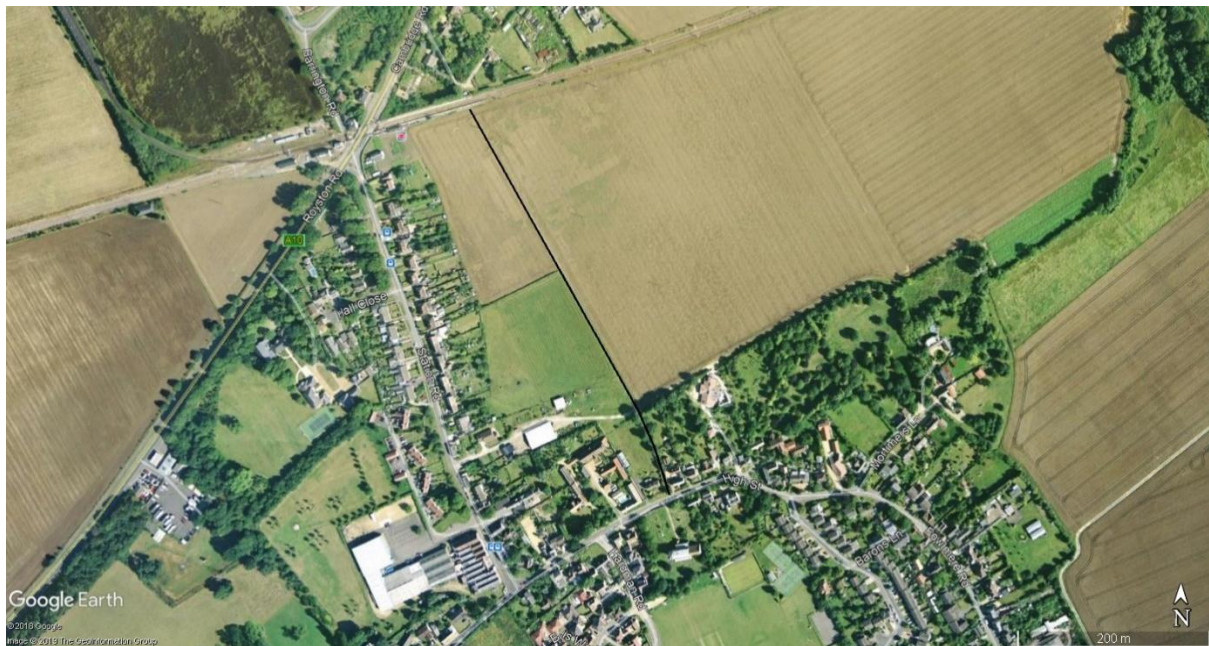


Figure 3: Map showing public footpath from Foxton Station to Foxton High Street.

Master Planning

The master plan for the site shall be designed to respect the setting and views of the Grade I listed church and the Conservation Area. The scheme shall provide affordable housing and a suitable mix of housing in character with the village.

Conclusion

The site is in strategic and sustainable location close to the existing local services within the community, as well as Foxton train station and the A10 corridor.

Masterplanning of the site will take the opportunity to locate uses in the most suitable parts of the site, whilst taking into account the constraints and opportunities of the site. The scheme offers the opportunity to improve connectivity and permeability to the train station and to promote the use of sustainable transport modes from the village.

Endurance Estates considers that the site represents a compelling opportunity to achieve sustainable development. Endurance Estates looks forward to continuing engagement with South Cambridgeshire District Council to bring this site forward for development.

References

1. Environmental Agency, 2019. Flood map for planning. [online] Available at: <https://flood-map-for-planning.service.gov.uk/confirm-location?eastings=540928&northing=248771&placeOrPostcode=foxton%20cambridgeshire> [Accessed 14/03/2019]
2. Environment Agency, 2019. Long term flood risk information. [online] Available at: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map> [Accessed 14/03/2019]
3. Historic England, 2019a. 18 STATION ROAD. [online] Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1162404>
4. Historic England, 2019b. 22 STATION ROAD. [online] Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1127620>
5. DEFRA, 2019. Magic Map Application. [online] Available at: <https://magic.defra.gov.uk/MagicMap.aspx>

Landowner details

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| LANDOWNER 1: | | |
| Title: [REDACTED] | First name: [REDACTED] | Last name: [REDACTED] |
| Organisation (if applicable): | | |
| Address: [REDACTED] | | |
| Postcode: [REDACTED] | Telephone number: [REDACTED] | |
| Email: | | |

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| LANDOWNER 2: | | |
| Title: [REDACTED] | First name: [REDACTED] | Last name: [REDACTED] |
| Organisation (if applicable): | | |
| Address: [REDACTED] | | |
| Postcode: [REDACTED] | Telephone number: [REDACTED] | |
| Email: | | |

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| LANDOWNER 3: | | |
| Title: [REDACTED] | First name: [REDACTED] | Last name: [REDACTED] |
| Organisation (if applicable): | | |
| Address: [REDACTED] | | |
| [REDACTED] | Telephone number: | |
| Email: | | |

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|-------------------------|------------------------------|------------|
| LANDOWNER 4 | | |
| [REDACTED] Miss/Mrs | [REDACTED] | [REDACTED] |
| [REDACTED] applicable): | | |
| Address: [REDACTED] | | |
| Postcode: [REDACTED] | Telephone number: [REDACTED] | |
| [REDACTED] | | |
| Email: | | |