

Your ref:
Our ref: GK/ 46006
DD: [REDACTED]
E: [REDACTED]
Date: 22/03/2019

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

Dear Sir / Madam

LAND SOUTH OF ROYSTON ROAD, WHITTLESFORD, CAMBRIDGESHIRE

GREATER CAMBRIDGE CALL FOR SITES SUBMISSION

I write on behalf of our client, Gonville and Caius College, to submit 'Land South of Royston Road, Whittlesford' (hereafter referred to as 'the site') for consideration via the Greater Cambridge Local Plan Call for Sites consultation. The remainder of this letter provides a site description, sets out the context and background of the site, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver. I enclose the following as part of the submission:

- Site proforma; and
- Site Location Plan.

Site Description & Deliverability

The site is located to the south of Royston Road, Whittlesford, and lies within South Cambridgeshire District. The site measures approximately 1.8 hectares (ha) and is currently in agricultural use.

The site is not within the Green Belt, which has been a long time, major constraint on the spatial strategy in South Cambridgeshire. The site is immediately to the south of the Green Belt.

The site is directly adjacent to the west of the village development framework.

The site is not within a Conservation Area, nor are there any listed buildings on or near to the site.

The site comprises an agricultural field and there are no trees currently on the site. There are no public rights of way on the site.

The site is entirely within Flood Zone 1 in a low risk flood area making the site sequentially preferable to land which feature higher risk flood zone areas.

A small part of the site along the northern boundary is within a Mineral Safeguarding Area for Sand and Gravel, under the adopted Cambridgeshire and Peterborough Minerals and Waste Plan (2012).

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Relevant Planning History

An outline application for up to 35 dwellings was withdrawn on 6 July 2017 (S/3560/16/OL) and outline planning permission for up to 20 dwellings was refused on 3 November 2017 (S/2777/17/OL); an appeal for this application was submitted and refused on 29 August 2018. The Inspector (PINS ref: 3195084) concluded that in terms of the location of the site, the proposed development would not be located in an isolated area and there would be a choice to use accessible modes of transport to access local services and facilities. It was found acceptable on all technical grounds and this position remains for the call for sites proposal.

The two reasons for dismissing the appeal related to the:

- impact of the development proposals on the character and appearance of the area; and
- the lack of provision for on-site children's play space.

On both of these counts the larger site area now put forward can address both of these matters.

- Character and appearance of the area

This principally relates to the view of the site from the south. The Call for Sites proposal includes for strategic planting to the southern boundary, in a manner that is common to the edge development of Whittlesford. This is a commitment by the landowner and could be a requirement of any site allocation.

- The lack of provision for on-site children's play space

The site is 1.8 ha and of a size to provide for high-quality new homes, strategic landscaping and open space. Again, this can be a provision required by the allocation and is a benefit the site is able to deliver.

Whittlesford

Whittlesford is classified as a Group Village in the settlement hierarchy within the adopted Local Plan. Group Villages are the third most sustainable settlement type within the hierarchy and perform a role in terms of providing services and facilities.

Whittlesford railway station is located approximately 650 metres from the site. There are plans to expand the station into an 'accessible rural interchange' which would improve the accessibility to the site, enabling residents to travel more sustainably by train rather than rely on the use of private cars. The development can bring about funding and improvements to the local transport network. There are various consultations being undertaken by the local authorities on potential transport works in the local area. The development could support these proposals and help bring about further improved pedestrian and cycle links through the village, to Whittlesford Parkway and IWM.

A number of bus services operate through the nearby bus stops located approximately 200 metres from the site, providing public transport to Cambridge and Saffron Walden (bus routes, 7A, 101 and Citi 7).

Whittlesford has a number of village services including a primary school, recreation ground, tennis courts, a post office and three churches. The site is located close to Duxford which is also a Group Village with access to a number of village services including a supermarket.

Development Proposals

The site could accommodate a landscape design-led residential development for around 20 residential units; the final number can be determined through further design and stakeholder engagement. This

would include 40% affordable housing, landscaping, vehicular access and formal and informal open space. A landscape buffer along the southern boundary of the site is proposed as part of the proposed development which will provide screening from the A505.

Benefits

It is considered that the development proposals could deliver numerous social, economic and environmental benefits to the local area, including:

- The opportunity to deliver affordable housing to help meet the needs of Whittlesford and the local area;
- A landowner who wishes to work with the community in order to shape a proposal which meets the needs of and can provide wider benefits to the village;
- Supporting Whittlesford and Duxford's economy, including local shops and services;
- Enhancing biodiversity levels across the site. The site is predominantly agricultural land and can currently be considered to be of low ecological value. The development would see a significant increase to its natural capital;
- Improving accessibility to the site by providing open space, play and recreation space that is accessible to residents throughout the village; and
- Creating a place where the community is not reliant on the private car by improving pedestrian and cycle access to Whittlesford Parkway to travel by train, rather than the private car.

Summary

Gonville and Caius College are seeking an allocation for residential development on Land South of Royston Road, Whittlesford.

The site does carry a planning appeal dismissal, but the call for sites proposal is materially different. The red line boundary that is submitted with this call for sites submission includes for a larger area than the site that was refused under the appeal. The proposed development would provide generous space for planting, open space and play space, with the inclusion of a planting buffer along the southern boundary. All other technical matters were found to be acceptable under the determination of the previous application on the site. It is therefore considered that development on the site is achievable.

The land identified is available, achievable and deliverable.

Should you have any queries then please do not hesitate to contact me and we would be most happy to meet with officers to explain the proposal in more detail and agree any consultation strategy.

Yours sincerely



Guy Kaddish
Partner, Planning

Enclosures **Site Location Plan**
 Site proforma