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Sent by email only to: [planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

Dear Sir or Madam

**Greater Cambridge Local Plan 'Call for Sites and Broad Locations' Submission: Land to the East of Cambridge Road (A10), Foxton, Cambridgeshire**

I write in relation to my client, [REDACTED] site at land east of which is being submitted in order for it to be considered as part of the 'Call for Sites' exercise between Cambridge City and South Cambridgeshire District Council for approximately 175 car parking spaces (together with cycle parking) to serve Foxton railway station and approximately 12,500sqm of employment floor space.

This submission comprises the covering letter, together following:

- Completed 'Call for Sites' form;
- Site location plan showing the location and extent of the proposed site; and
- Evidence of land owner support.

**Site and Its Surroundings**

The site shown on the accompanying site location plan covers an area of approximately 3.52 hectares and is located to the north of Foxton, close to its railway station. The site comprises part of an agricultural field and is bounded by a residential development to the north and north west. The site is surrounded by agricultural land to the north, east and south. The north western boundary of the site comprises the A10 road and the south eastern boundary comprises a railway line. Light industrial and residential development are located to the south and south west.

To the west of the site, another site forming part of an agricultural field under the same ownership and is also being promoted as part of the call for sites for residential use. Appropriate vehicular access to site would be provided as from Cambridge Road part of the any development at the site.

**Foxton- A Sustainable Location for Growth**

Foxton is identified a Group Village under Policy S/10 of the adopted South Cambridgeshire Local Plan 2018. On this basis the village of Foxton is considered to be a sustainable location that is well suited to accommodate growth of an appropriate scale. The village offers a wide range of services and facilities such as a primary school, post office, village shop and village hall.

In terms of public transport, Foxton is one of the most sustainable group villages. It benefits from being served by Foxton railway station, approximately 250 metres south of the site, providing a direct service to London King's Cross and Cambridge/Cambridge North. A bus stop is located on the Royston Road and provides links to Trumpington,





Cambridge and St Ives via the guided busway. Foxton is also located with ease of access on the A10. It is located approximately 10 kilometres north east of Royston and 12 kilometres south west of Cambridge.

The recently adopted South Cambridgeshire Local Plan focused much of its allocations to the north and west of Cambridge in a series of large new or expanded settlements including Bourn Airfield, Cambourne, Northstowe, and Waterbeach. In contrast there was very little proposed new growth in the villages to the south and east and Cambridge. Interestingly, and over the same period of time, there has been considerable job growth and economic development to the south of Cambridge, and it is therefore considered that the new Joint Greater Cambridge Local Plan should seek to rebalance the distribution of growth and focus more development to the south of Cambridge, particularly in sustainable large and medium-sized villages such as Foxton.

### **Land to the southeast of Cambridge Road- Deliverable and Suitable Site for Development**

Development at the site, is envisioned to accommodate both car parking space for Foxton station and additional employment floor space for the village. Approximately 175 car parking spaces could be provided on approximately 1 hectare of the site with the remaining 2.5 hectares being developed for employment use and comprising up to 12,500sqm GEA floor space. Detailed design work would be required at a later stage to establish the extent of this. However, it is considered that the proposed development would be commensurate with the size and scale of the village and could provide a sustainable expansion to the north settlement.

The use of approximately 1 hectare of this site for car parking spaces to serve the nearby railway station will help with encouraging commuters travelling into nearby Cambridge to use sustainable transport modes and alleviate car parking issues within the locality. It is key to note that the Greater Cambridge Partnership is assessing Foxton and the opportunity for a Rural Travel Hub in this location to offer more sustainable alternatives to the car, in particular for a park and ride facility for onward rail trips into Cambridge, Cambridge North and the future Cambridge South Station. The aim of Rural Travel Hubs is to create small flexible transport interchanges at key locations within the South Cambridgeshire District to allow more people to access sustainable transport networks and reduce the levels of private car journeys between the city of Cambridge and surrounding villages. While the site is located within the Green Belt, the policy advice contained within the National Planning Policy allows for transport improvement related development.

This site is one of two sites being promoted by the applicants and benefits from being under a single landownership and is fully deliverable in planning terms. It can be confirmed that the site is located within Flood Zone 1 and is not at risk of flooding. Full ecological surveys would need to be undertaken as part of any planning application for the site to confirm their presence and inform any proposed mitigation.

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 'Call for sites' form  
Red line plan showing the location and extent of the proposed site  
Evidence of land owner support