

**Cambridge office**

Strutt & Parker  
66-68 Hills Road  
Cambridge  
CB2 1LA  
Telephone 01223 459500

Cambridge@struttandparker.com  
struttandparker.com



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

**Direct Dial:** [REDACTED]  
**E mail:** [REDACTED]  
**Our ref:** 208213

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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 North and East of Barrington Road, Foxton, Cambridgeshire**

I write in relation to my client, [REDACTED]s site to the north and east of Barrington Road, Foxton which is being submitted in order for it to be considered as part of the Greater Cambridge 'Call for Sites and Broad Locations' exercise being undertaken by Cambridge City Council and South Cambridgeshire District Council. The 3.9-hectare site is considered to have potential for 60-90 residential units

This submission comprises the covering letter, together with the following supporting documents:

- 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 3.9 hectares and is located to the north west of the village centre of Foxton. The site comprises part of an agricultural field and is bounded by a residential development to the north and west. The site is surrounded by agricultural land to the east and the A10 to the south.

To the south east of the site, to the south of the A10, 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 employment use with the potential to form part of a car park for the nearby Foxton station. Appropriate vehicular access to site would be provided as part of the any development and could be from the south and/or west via Barrington Road.

**Foxton- A Sustainable Location for Growth**

Foxton is identified as 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/post office, public house 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 of 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.

In South Cambridgeshire, affordability remains a barrier to many individuals, couples, and families, and many people are effectively priced-out of the area. Many villages across the Greater Cambridge area have lost vital services as shops have closed, public houses have been converted into residential properties, and bus services have been reduced. Foxton is fortunate in this regard and has maintained many of its services, now with much improved broadband connectivity and a significant increase in home working and online shopping, many of the historic barriers to sustainability in rural areas are reduced.

It is therefore important to enable modest, appropriately-sized extensions to villages so that the remaining services can be supported and to enable much needed new market and affordable housing to be provided. Within the currently adopted South Cambridgeshire Local Plan 2018, Inset Map 35, Foxton does not have any allocations for the plan period 2011 to 2031 and has not had any significant growth in recent years.

#### **Land to the North and East of Barrington Road- Deliverable and Suitable Site for Development**

The site could accommodate 60-90 dwellings, it is considered that the proposed development would be commensurate with the size and scale of the village (and the accessibility to the railway station), and could provide a sustainable expansion to the north settlement.

This site is one of two sites being promoted by the landowner, 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. While the site is located within the Green Belt, it is well-related to the existing residential areas and plays a very limited role in achieving the five purposes of Green Belts set out in the National Planning Policy Framework.

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

A large black rectangular redaction box covering the signature area.

**Senior Associate Director  
Cambridge Planning**

- Enc: Completed 'Call for sites' form  
Site location plan showing the location and extent of the proposed site  
Email from landowner confirming support for the site's inclusion through the 'call for sites exercise