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Our Ref: 207876

22nd March 2019

Sent by email only to: planningpolicy@scams.gov.uk

Dear Sir or Madam,

RE: Greater Cambridge call for Sites: Land to the North of Whittlesford Road, Newton, Cambridgeshire

I write in relation to my client [REDACTED] site at land north of Whittlesford Road, Newton, Cambridgeshire, which is being submitted in order for it to be considered as part of the Greater Cambridge Local Plan 'Call for Sites and Broad Locations' exercise being undertaken by Cambridge City Council and South Cambridgeshire District Council. The site proposes the erection of up to 25 dwellings with associated new access, landscape and drainage. This submission comprises the following supporting documents:

- Completed 'Call for Sites and Broad Locations' response form;
- Site location plan showing the location and extent of the proposed site;
- Flood risk map; and
- Email providing evidence of land owner support for the submission of the site.

Site and Context

The site area is measured at 1.425 hectares, and located on the easterly edge of the village of Newton, Cambridgeshire. The site is vacant as a greenfield site which is comprised of arable land and a small number of mature trees. The site is located to the north of Whittlesford Road, and to the east of Cockle Close, a late twentieth century residential development. To the east of the site is a single residential property with farmland beyond; to the north is farmland. Newton is a relatively small village approximately 10km south of Cambridge. The site has a slightly sloping topography, falling slightly to the south towards Whittlesford Road. The site is not subject to any planning designations.

The site does not encroach on, but is surrounded by the Green Belt on its northern, southern, and eastern boundaries. The site is located just on the eastern border of the settlement boundary, and given its location outside the Green Belt and its self-containment is the most appropriate location for a modest new residential development to enable the village to grow in a sustainable manner commensurate with the size and scale of the village.



Despite its relatively small size it has a vibrant community including a popular local public house, the Queen's Head, and a well-patronised Sports & Social Club. Harston & Newton primary school is located 2 kilometres to the north-west in the large nearby village of Harston. Harston also benefits from a public house/restaurant, local convenience stores, and village hall. There is also a railway station approximately 4.5 kilometres away at Foxton, which provides half-hourly rail services between Cambridge/Cambridge North and London King's Cross.

Proposed Development

The proposed development would comprise of a small residential development of up to 30 houses. The development would deliver a mix of house sizes and include the provision of affordable housing. The density of the development would make efficient use of the land, whilst also implementing a small designation of land for open and green space.

The proposed development will implement the appropriate housing design and façade in order to be in accordance with with the rural fringe setting. It will preserve and maintain the character of the vibrant rural village and enact as a sustainable and necessary village extension.

Site Assessment

There are no constraints in consideration with this site. The current use represents a small parcel of arable land that is mowed for silage, hence the site very small in size to make a meaningful contribution to agricultural production. In land use terms, the site can be represented as more efficient in delivering a residential housing development in the local area.

There are surrounding constraints in the local area with regards to the Green Belt. Housing is only appropriate to the east of Newton due to Green Belt constraints to the north and west of the village and Flood Risk 2 constraints to the south of Newton. In light of this, with the lack of sufficient identified deliverable housing land, and the conflict with other constraints surrounding the village it is considered that the loss of this small relatively unproductive piece of agricultural land is acceptable and outweighed by the benefits of the proposed development.

In addition, small village extensions are becoming increasingly significant in order to address the urgent housing crisis. The National Planning Policy Framework (2019) acknowledges that there is a need to provide housing in rural areas '*where it will enhance or maintain the vitality of rural communities*' (Chapter 7, Paragraph 11). It is essential that small rural settlements are not left behind in delivering a sustainable housing mix that will suit the size and scale of the village. This will be important in maintaining a vibrant community and encourage a mixed age range of residents.

The proposed development is an opportunity for the village to grow slightly and thrive through the support it will provide to local and neighbouring services and facilities. Therefore, it is key that small scale village extensions occur in order to meet current housing delivery, and to ensure that there is available housing for local people.

In light of the information contained within this letter and the supporting accompanying documents it is considered that land to the North of Whittlesford Road, Newton is a sustainable and necessary small scale development that should be included in the joint Greater Cambridge Local Plan.



If you require any additional information or require clarification on any element of the enclosed submission, please do not hesitate to contact me.

Yours faithfully,



William Nichols
Senior Associate Director
Strutt & Parker

Enc: Completed 'Call for Sites and Broad Locations' response form;
Site location plan showing the location and extent of the proposed site;
Flood risk map; and
Email providing evidence of land owner support for the submission of the site.

Cc: [Redacted] Emma Hubbard (Strutt & Parker)
[Redacted]