

Your ref: Greater Cambridge Call for Sites
Our ref: Land at Cambourne
E: [REDACTED]
Date: 07/03/2025

Greater Cambridge Local Plan
Greater Cambridge Shared Planning

Via email: localplan@greatercambridgeplanning.org

Dear Greater Cambridge Local Plan Team,

GREATER CAMBRIDGE CALL FOR SITES

We are please to provide an update to an existing submission as part of this Call for Sites, on behalf of the Church Commissioners for England. The reference number for the site is HELAA 51668 and it is approximately 342 hectares.

The first Call for Sites Submission was made by Barton Willmore on behalf of Gallagher Developments Group Ltd pre- November 2021. This was then followed by submissions made by Deloitte LLP on behalf of the Church Commissioners for England as part the 'First Proposals' consultation which closed on 13th December 2021. Within this consultation response, a Vision for the Church Commissioners' site was included, and that summary of the Vision still stands.

Since that Vision was prepared, the East West Rail project has progressed and has since been through a non-statutory consultation where it has been proposed that the preferred route could run through the northern parcel of the Church Commissioners land, severing the area north of the A428 into two parcels.

In response to this change in context, the Church Commissioners has considered the implications of the East West Rail project on its site promotion should this alignment proceed. Notwithstanding, the Vision as submitted in November 2021 remains relevant should the rail alignment not proceed, and the updated Concept Plans are to be read as an either/or and not a replacement of that original Vision.

Therefore, for the purposes of the Call for Sites, the following documents all apply:

Previously submitted as part of 'First Proposals' consultation:

- Vision Document (in 3 parts) – JTP December 2021
- Heritage desk-based assessment – Cotswold Archaeology November 2020
- Representations (December 2021)
- Wintering bird survey – Ecology Solutions November 2021
- Flood Risk Assessment and Outline Drainage Strategy – Pell Frischmann December 2021
- Ecological Assessment – Ecology Solutions November 2021
- Sustainability Charter – Hoare Lea December 2021
- Transport Representations – Pell Frischmann December 2021
- Utilities Statement – Pell Frischmann December 2021

Submitted with this 'Call for Sites' consultation:



Eaton House, Wallbrook Court, North Hinksey Lane, Oxford OX2 0QS
T: 01865 790116 E: info@bidwells.co.uk W: bidwells.co.uk

- Covering Letter – Bidwells LLP March 2025
- Concept Vision Masterplan – JTP March 2025

Alternative Concept Plan – Northern Parcel

As the majority of parcel north of the A428 would lie between two national infrastructure projects, this land is considered more appropriate for employment development, compared to new homes, owing to the impact of noise and other environmental factors from the surrounding infrastructure.

The alternative concept now shows a strategic employment zone north of the A428 and south of the proposed East West Rail line. We will seek to engage with East West Rail to explore opportunities for rationalising its supporting infrastructure, ensuring alignment with future development.

The proximity of the A428 and the A1198 (Ermine Street), as well as the strategic housing growth around Cambourne including a new station on the East West Rail line, makes the location appropriate for employment. We have allowed for additional employment or perhaps opportunities for renewable energy development (such as solar PV) on land to the north of the new railway line.

Alternative Concept Plan – Southern Parcel

The southern parcel, located between Eltisley and Cambourne, presents an opportunity to create a sustainable new community. Its location allows for integration with existing and future facilities at Cambourne, including the new East West Rail station. The site can accommodate homes alongside essential infrastructure such as a primary and secondary school, as well as mixed-use spaces to support a thriving and well-connected community

The concept also includes area for sports and play, green corridors, new foot and cycle paths, as well as a sustainable transport link in the form of a proposed bridge to the northern parcel, across the upgraded A428.

The concept seeks to retain existing vegetation by incorporating this into the masterplan whilst proposing indicative new planting sitewide, including potential community growing areas.

Quantum

Previous Submissions:

The previously submitted Vision document proposed up to 4,900 homes, starting with an initial phase of 2,000 homes, while the HELAA identified a potential capacity for 6,000 homes. Earlier submissions also estimated a maximum of 11.5 hectares of employment land, equating to 115,000 sqm of commercial floorspace.

2025 Concept Plans (East West Rail Option):

The parcel north of the A428 is expected to deliver circa 82.6 ha of employment space, while the parcel south of the A428 is anticipated to provide circa 3,000 homes. These figures are subject to refinement over time and are calculated based on the concept plan submitted, therefore are approximate at this stage.

These areas will also accommodate primary and secondary schools, community facilities, open space, potential energy generation and a central hub. The scale and mix of uses will continue to be explored and refined through ongoing design stages.

Availability/Deliverability

Both the northern and southern sites are available now, with development expected to proceed once an allocation and planning permission are secured. During this period, the East West Rail scheme is also anticipated to be implemented. Although both sites will require new or improved utilities to support future development, current assessments indicate that utilities infrastructure is not considered a constraint on the overall master planning capabilities.

The Commissioners are pleased to present their updated Concept Masterplan which considers the delivery of the East West Rail line, as well as an additional plan which removes its provision, in the event that this were to be the case. These plans demonstrate the capabilities of this site and its suitability for sustainable development.

Please do not hesitate to get in touch should you require any additional information regarding the site.

Yours sincerely,



Chris Pattison
Partner, Head of Oxford