

05 March 2025

Our Ref: 1400

Planning Status Update

Land at Bury Farm, North End, Meldreth SG8 6NT

Current Status:

An outline application was made in February 2025 for up to 38 dwellings to reflect the housing mix of Meldreth. This followed pre-application engagement with the Local Planning Authority. That application is currently undetermined.

The proposed development sought outline planning permission (with all matters reserved apart from access) to redevelop an existing intensive turkey farm to provide up to 38 no. dwellings, including a significant (42%) proportion of affordable homes.

The existing site has been used for intensive turkey farming and in the family's ownership since 1966. Whilst this is an agricultural use, due to its operation as an intensive turkey farm the site is covered wholly by hardstanding and large agricultural barns (ranging from 1.5 to 3 stories). The site adjoins the development framework for Meldreth.

A combination of increasing costs and a decrease in the market value of turkeys has made the operation less viable particularly over the past 5 years. This, coupled with the need to modernise the existing operation to enhance animal welfare led to the exploration of alternative uses of the site including a residential use.

The application was made for 38 market and affordable homes comprising one, two, three, four and five bedroom units has evolved over the past 3 years as a result of feedback from the Local Planning Authority, an independent Design Review Panel, the public and other stakeholders. It offers several benefits including the removal of a 'bad neighbour' use in terms of noise and odour, and opportunities to reduce the surface water run off rates and a reduction in the overall amount of built development. The applicant has sought to achieve the highest levels of design both in terms of the built development but also the range of multi-functional green spaces.

A full suite of evidence was submitted as part of the application. This can be provided as part of the plan making process if required.

Land Ownership and promotion:

The site is owned by [REDACTED] who operate the existing Turkey Farm. The owners are aware of this submission and are party to the application. The site is promoted by Sackville Rogers Ltd, with Smith Jenkins Planning & Heritage acting as the agent.