

GREATER CAMBRIDGE LOCAL PLAN (GCLP) – FIRST PROPOSALS

REGULATION 18: PREFERRED OPTIONS

REPRESENTATIONS: Mr K.B. Tebbit Ltd

These representations are made on behalf of Mr K.B. Tebbit Ltd and relate to the promotion of HELAA sites Ref: 40383 – Land north east of Hurdleditch Road, Orwell and Ref: 40378 – Land to the south west of Hurdleditch Road, Orwell.

S/SH: SETTLEMENT HIERARCHY

1. These representations are made on behalf of Mr K.B. Tebbit Ltd and relate to the promotion of HELAA sites Ref: 40383 – Land north east of Hurdleditch Road, Orwell and Ref: 40378 – Land to the south west of Hurdleditch Road, Orwell.
2. Orwell is located to the southwest of Cambridge within South Cambridgeshire. Adopted Policy S/8 of the adopted Local Plan (2018) identifies Orwell as a Group Village, this classification is to be carried forward through the GCLP. Group Villages are classed as the fourth most sustainable settlement type in the proposed GCLP Settlement Hierarchy behind Cambridge city, Towns, Rural Centres and Minor Rural Centres.
3. In the period 2015-2018 there has been a vast number of appeal decisions and decisions at a local level which has confirmed that Group Villages are capable of accommodating housing growth by virtue of their service provision and status in the settlement hierarchy.
4. Orwell village has access to a number of facilities enabling residents to access services for their day-to-day needs. The appeal decision¹ associated with outline planning permission for 49 dwellings appeal scheme at Hurdleditch Road, Orwell concurs with our assessment in respect of Orwell being capable of supporting housing growth (of a similar scale put forward via this Call for Sites exercise). The Inspector concluded that future residents of the appeal scheme would be located closely to existing local facilities and services providing for some day to day needs of residents and that there was the opportunity for some journeys to be made by public transport to facilities and services located further afield.
5. Attached as a separate sheet is a detailed overview of the shops, services and transport links which would serve residents. The tables also provide an approximate distance and travel time to each of the services from the land which is being promoted for residential development by our client.

¹ Land at Hurdleditch Road, Orwell, Cambridgeshire SG8 5QG APP/W0530/W/16/3157596

Table 1 – Distance and Travel Time to Local Services and Facilities

Service	Closest facility	Approximate Distance from the site
<i>Education</i>		
Primary School	<p>Petersfield Primary School Hurdleditch Road, Orwell, SG8 5QG</p>	Adjacent to the site
Secondary School	<p>Bassingbourn Village College South End, Bassingbourn, Hertfordshire, SG8 5NJ (Bassingbourn VC is served by a daily CCC bus service from Orwell on school days).</p>	<p>5.9 miles 11 minutes by car Pick up and drop off point within Orwell.</p>
<i>Retail and Services</i>		
Retail	<p>Orwell Village Stores & Post Office 33 Town Green Road, Orwell The Village Store also acts an agency drop off/pick up point for a Dry Cleaning Service and a community book / brick-a-brac exchange. The Post Office also offers a Foreign Exchange and Parcel Force Express Service in addition to regular postal and banking services.</p>	<p>0.3 miles 5 minute walk</p>
Services	<p>Hairwaves Hairdressers 1 Town Green Road, Orwell The Chequers Public House 22 Town Green Road, Orwell, SG8 5QL</p>	<p>0.5 miles 10 minute walk 0.3 miles 5 minute walk</p>
<i>Community Facilities</i>		
Community Facilities	<p>Orwell Village Hall 36 High Street, Orwell Orwell Recreation Ground Town Green, Orwell (Football pitch, play area and pavilion)</p>	<p>0.7 miles 12 minute walk Adjacent to the site</p>

	<p align="center">Mobile Library Service Hurdleditch Road (Monthly service)</p>	Adjacent to the site
Religious Facilities	<p align="center">Orwell Methodist Church and Hall Town Green Road, Orwell</p> <p align="center">St Andrew's Church Fisher's Lane, Orwell</p>	<p align="center">0.4 miles, 7 minute walk</p> <p align="center">0.5 miles, 10 minute walk</p>
<i>Healthcare</i>		
Doctors surgery	<p align="center">Doctor Parker and Partners Surgery 33 Harlton Road Little Eversden, Cambridge</p> <p>The NHS Direct website indicates that surgery is currently accepting new patients.</p>	<p align="center">2.9 miles, 5 minutes by car</p>
Hospital	<p align="center">Addenbrookes Hospital Hills Road Cambridge Cambridgeshire CB2 0QQ</p>	<p align="center">11 miles 20 minutes by car Between 1hr 10 and 1hr 15 on a combination of the No.75 and Citi 1 buses.</p>
<i>Employment</i>		
In Orwell	<p align="center">Volac International Ltd 50 Fisher's Ln, Orwell, Royston SG8 5QX</p> <p>Volac International currently employs approximately 120 staff including residents of Orwell.</p> <p align="center">Accora Charter House, Barrington Rd, Orwell, Cambridge. SG8 5QP</p> <p>Accora currently employs approximately 30 staff including residents of Orwell</p>	<p align="center">0.7 miles, 14 minute walk</p> <p align="center">1 mile, 19 minute walk</p>
	<p align="center">Cambridge City Centre</p>	<p align="center">9 miles</p>

Outside of Orwell	Melbourn Science Park Cambridge Road, Melbourn	21 minutes by car or 40-50 minutes via No.75 bus.
	Orchard Road & York Way Industrial Estate Royston Orchard Road / York Road, Royston	5.7 miles, 16 minutes by car 6.6 miles, 11 minutes by car

Source: All travel times and distances taken from Google Maps.

6. Orwell is also served by a range of public transport links. Table 2 below summarises the bus service serving Orwell. Table 3 shows other public transport services outside of Orwell.

Table 2 – Bus service summary

Service Number	Bus Route	Frequency (Mon-Fri)	Frequency (Sat)	Frequency (Sun)
75	Cambridge – Haslingfield – Orwell - Tadlow	5 services (AM) 3 services (PM)	5 services (AM) 3 services (PM)	No service
15	Royston – Haslingfield	1 service (Wednesday only)	No service	No service

C2	St Neots – Longstowe – Orwell – Arrington – Croydon – The Hatleys	1 service (Thursday only)	No service	No service
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Table 3 – Other Public Transport services outside of Orwell

Transport Connection	Travel Time
Rail Connections	
<p style="text-align: center;">Shepreth Station</p> <p>Facilities: 11 space car park, 9 space cycle rack</p> <p>Service: Great Northern offers an hourly service to London King’s Cross southbound and Cambridge northbound. The services to Cambridge increase to two services an hour in the AM and PM peak.</p>	3.8 miles, 8 minutes by car
<p style="text-align: center;">Meldreth Station</p> <p>Facilities: 46 space car park, 12 space cycle rack</p> <p>Service: Great Northern offers an hourly service to London King’s Cross southbound and Cambridge northbound. The services to Cambridge increase to two services an hour in the AM and PM peak.</p>	4.6miles, 12 minutes by car
<p style="text-align: center;">Foxton Station</p> <p>No car park or cycling facilities</p> <p>Service: Great Northern offers an hourly service to London King’s Cross southbound and Cambridge northbound. The services to Cambridge increase to two services an hour in the AM and PM peak.</p>	4.8 miles, 11 minutes by car
Park & Ride	
<p style="text-align: center;">Madingley Road Park and Ride</p> <p>Offers a Bus Services through to Cambridge City Centre and airport at a frequency of every 10 minutes Monday – Saturday,</p>	8.2 miles, 12 minutes by car

<p>with an increased services at the AM – PM peak. The Sunday service operates at least every 15 minutes.</p> <p>Travel times to Cambridge City Centre are approximately 12 minutes and 25 minutes to Cambridge Airport.</p> <p style="text-align: center;">Trumpington Park & Ride</p> <p>Offers a Bus Services through to Cambridge City Centre at a frequency of every 10 minutes Monday – Sunday, with an increased services at the AM – PM peak.</p> <p>Travel times to Cambridge City Centre are approximately 12 minutes.</p> <p>Note Interchange is available in Cambridge City Centre which offers links to Addenbrookes Hospital and Cambridge Science Park.</p>	<p>9.5 miles, 14 minutes by car</p>
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7. In light of Tables 1-3 it is clear Orwell possesses a range of shops and services which can be reached via sustainable modes of transport. The village is served by a direct bus link to Cambridge which has services at peak times to allow a commute to and from the city centre (Monday – Saturday). Orwell also benefits from quick and convenient access to rail and park & ride connections which provide links to major centres.

8. Orwell is an established sustainable settlement capable of accommodating proportionate levels of new housing growth to assist in preparation of a balanced and varied housing supply which in turn will support the economic growth of Greater Cambridge.