

Our ref: LJP/Johnson 027867

Your ref:

24 February 2020

Greater Cambridge Shared Planning Policy Team
c/o South Cambridgeshire District Council
Cambourne Business Park
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Dear Sir/ Madam

GREATER CAMBRIDGE LOCAL PLAN ISSUES AND OPTIONS 2020 CONSULTATION

We act on behalf of Mr Johnson in relation to the following sites which were put forward as part of the Greater Cambridge Local Plan Call for Sites undertaken in Spring 2019:

- 1) Land south of Fen Drayton Road, Swavesey for residential development
- 2) Land at Rose and Crown Road, Swavesey for commercial development
- 3) Land at Ridgeley Farm, High Street, Fen Drayton, CB24 4SJ for residential development; and
- 4) Land east of Cambridge Road, Fen Drayton (adjacent to A14) for commercial development.

The Greater Cambridge Local Plan will shape how Cambridge and South Cambridgeshire changes over the period to 2040, and possibly beyond. The Issues and Options 2020 Consultation enables the first conversation and explores big themes that will influence how homes, jobs and infrastructure are planned.

As set out in the Issues and Options 2020 consultation the cost of renting or buying a home in Greater Cambridge is much higher than the national average. If the Local Plan does not make provision for a larger quantity of housing this will be exacerbated. To achieve this, the Council must set itself an ambitious housing target for the plan period. Greater Cambridge is at the heart of the Oxford-Cambridge Arc, the UK Innovation Corridor and the Cambridge-Norwich Tech Corridor, all of which will transform the regional economy, it is imperative the Councils plan for a higher number of homes than the minimum required by government.

The Local Plan should provide a range of housing sites, both small and large scale to enable flexibility and competition in the market. As set out in paragraph 68 of the National Planning Policy Framework 2019 small and medium sites make an important contribution to meeting the housing requirement of the area and can be built out quickly. This should be alongside larger scale developments such as significant extensions to existing villages and towns, provided they are well located and designed and supported by the necessary infrastructure and facilities as set out in paragraph 72 of the National Planning Policy Framework 2019. The land south of Fen Drayton Road, Swavesey is ideally situated as an infill development between the 99 dwellings allowed at appeal (Appeal Ref: APP/W0530/W/17/3172405 Land south of Fen Drayton Road, Swavesey, LPA Ref: S/1027/16/OL) and Swavesey Village College. The site proposes an additional 45 dwellings which reflects the character of the area with access off Fen Drayton Road using the new access approved as part of the allowed appeal. There is a significant demand for a mix of housing within Swavesey given its services and facilities as well as access to Cambridge and Northstowe and this site is ideally situated. The development will provide economic benefits with owners of the dwellings injecting further growth into village life and through the construction of the dwellings alongside additional landscaping which will provide a biodiversity net gain.

The Issues and Options 2020 also sets out the success of Greater Cambridge economy which is of national importance and that the local economy requires a range of different sectors to ensure a variety of jobs for local people. It is very important that continuing economic growth is at the heart of the next

Local Plan. Paragraph 80 of the NPPF 2019 sets out that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

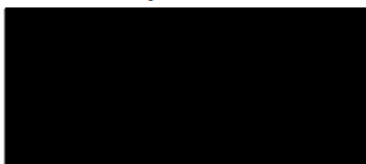
The land at Rose and Crown Road, Swavesey proposed for commercial development is situated on the edge of the village of Swavesey, a larger village with limited employment provision. The development will assist in providing a range of employment opportunities for the village, and surrounding villages and there will be economic benefits through the jobs created and during the construction process. The site is ideally placed in close proximity to the A14 with connections to surrounding towns and villages such as Cambridge.

Land at Ridgeley Farm, Fen Drayton currently has agricultural buildings used as a hay shed and corn store with a slurry tank and shed. Redeveloping the site will remove dilapidated agricultural buildings and enhance the setting of the village, the setting of the Conservation Area and Grade II listed buildings abutting the nature reserve along with providing much needed housing. The site will provide economic benefits through the construction jobs created. There is demand for a mix of housing within Fen Drayton given its services and facilities combined with the upgrading to the A14 road network, the site is also well connected to surrounding towns and villages such as Cambridge and Northstowe. With regard to the land east of Cambridge Road, Fen Drayton (adjacent to A14) for commercial development this sits adjacent to the A14. The development of this site will enable economic benefits with the creation of jobs during construction and through businesses operating from the site. There is significant demand for industrial development along the A14 and this site is ideally placed and well connected to surrounding towns and villages such as Cambridge.

Given the services and facilities in Swavesey and Fen Drayton these villages are ideally placed to accommodate further growth through housing and commercial development to ensure there are a variety of houses and jobs for local people.

The Greater Cambridge Local Plan should help to meet its housing need by having a combination of large and small sites as well as planning economic growth in close proximity to the villages and along transport corridors. The sites at Land south of Fen Drayton Road, Swavesey for residential development; Land at Rose and Crown Road, Swavesey for commercial development; Land at Ridgeley Farm, High Street, Drayton, CB24 4SJ for residential development and Land east of Cambridge Road, Fen Drayton for commercial development are ideally placed to assist with achieving these aims and enable sustainable development in accordance with paragraph 8 of the National Planning Policy Framework 2019.

Yours sincerely



Lydia Pravin MSc MRTPI
Associate - Planning

For and on behalf of Brown & Co - Property and Business Consultants LLP
t/a Brown & Co Barfords

