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Planning Policy Team
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14th June 2019

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

Dear Sir or Madam

Greater Cambridge Local Plan 'Call for Sites' Submission: Land to the east of Ashwell Road, Guilden Morden, Cambridgeshire

I write in relation to my client, [REDACTED] land, and his adjoining landowner, [REDACTED], at land to the east of Ashwell Road, Guilden Morden, which is being submitted at this later stage 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.

This submission follows discussions with planning policy officers at the Greater Cambridge Shared Planning Service, who advised that while the formal 'call for sites' exercise closed in March 2019, additional sites would continue to be considered. The reason for the late submission is that the landowner was unaware of the 'call for sites' exercise.

The site proposes the erection of up to 10 units 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 (together with other land owned by my clients); and
- Email providing evidence of land owner support for the submission of the site.

The site shown on the accompanying Site Location Plan which covers an area of approximately 0.5 hectares and is located to the south of the village of Guilden Morden. The site is comprised of three vacant agricultural buildings and associated farm equipment.

The site is bounded by agricultural land to the east and north west, and residential development to the south and north of the site. Running along the west is Ashwell Road, which provides access from Ashwell to Guilden Morden. It is located approximately 6 kilometres from the nearby market town of Royston.

Guilden Morden is currently designated as a Group Village under Policy S/10 of the adopted South Cambridgeshire Local Plan 2018, illustrating that the site would bring positive overall benefits to the village through a change of use from general agricultural storage to residential development to support the services and facilities in Guilden Morden, Steeple Morden, Ashwell and other nearby villages. The village of Guilden Morden offers services and facilities such as a church, primary school and a public house. Several businesses are also established in the village, including a vehicle repair shop. There is a good bus service that provides regular access to Meldreth, Bassingbourn and



Royston. There is also the nearby train station of Ashwell and Morden approximately 6.5 km from the site which grants frequent access into Cambridge and London Kings Cross.

Guilden Morden is located within walking distance (approximately 1.5km) of the village of Steeple Morden which benefits from additional services such as a village shop, Post Office and several businesses that upkeep the vitality of the area. The village of Ashwell is also in close proximity of the site (approximately 4.5km) and withholds services such as a village hall, village museum, primary school, public houses/restaurants, a café, a recreational playground and a wide variety of businesses. However, now with much improved broadband connectivity and a significant increase in home working and online shopping, many of the historic barriers to sustainability in rural areas are reduced. New residential development in Guilden Morden would support the rural economy and maintain the vitality and viability of this sustainable village for new and existing residents.

In recent years many villages across the Greater Cambridge area have lost vital services as shops have closed, public houses have been converted into residential properties, and bus services have been reduced. The emerging Local Plan should introduce a less restrictive policy for rural villages in order to ensure that their services and facilities are supported, and that new families, couples, and individuals, have housing opportunities. The National Planning Policy Framework (2019) recognises the contribution that small sites can make to housing delivery, on the basis that they can be built relatively quickly and contribute to the UK's housing demand.

It is therefore important to enable modest, appropriately-sized extensions to villages so that the remaining services (including small businesses) can be supported and to enable much needed new market and affordable housing to be provided. It is considered that the proposed site is commensurate with the size and scale of the village and could provide a sustainable infill to the settlement to replace the deteriorating agricultural and vacant buildings, providing homes for employees of the businesses located in both Guilden Morden, Steeple Morden and Ashwell.

Policy S/10 within the South Cambridgeshire Local Plan 2018 identifies Guilden Morden as a Group Village for which residential development is permitted of up to 15 units on a brownfield site. Redeveloping on brownfield sites is a sustainable and economic solution to utilising unused land which largely benefits the local area. This residential development can also be viewed as a natural infill development that will sit between two residential dwellings along Ashwell road, this can be viewed on the Site Location Plan.

In terms of developing the site, a Site Location Plan has been included within this submission to show how the site could be developed to accommodate up to 10 residential units with on-plot parking and sufficient garden space and landscaping. New trees and hedge planting is also proposed as part of a landscaping scheme to ensure the site does not harm the views across the surrounding countryside.

In terms of access, the site is currently accessed via Ashwell Road on the west boundary of the site. It is proposed that as part of the development of the site improvements would be brought forward to ensure the site can be accessed safely and appropriately via a 'T junction' onto Ashwell Road with the appropriate visibility splays. The site could deliver new homes within the next 0-5 years.

I trust that the information submitted is sufficient for your purposes but should you require any additional information, please do not hesitate to contact me.

Yours faithfully



William Nichols
Senior Associate Director
Cambridge Planning



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

Cc: [REDACTED] (Client), Emma Hlland (Strutt & Parker)