

Your ref:
Our ref: AC/ncb
DD: [REDACTED]
E: [REDACTED]
Date: 18/03/2019

Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Dear Sir/Madam

GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES CONSULTATION – LAND TO THE WEST OF THE M11, NORTH OF MADINGLEY ROAD AND CAMBRIDGE ROAD AND SOUTH OF THE A428, INCLUDING LAND TO THE NORTH OF THE A428, MADINGLEY

I write to you on behalf of my client, [REDACTED], in relation to the submission of land to the west of the M11, north of Madingley Road and Cambridge Road and south of the A428, including land to the north of the A428, Madingley to the Greater Cambridge Local Plan Call for Sites consultation. The site presents an opportunity to deliver strategic scale proposals and [REDACTED] would welcome an opportunity to begin discussions with the Council and other stakeholders to determine how best the site could come forward to support growth and investment in infrastructure in the area.

Site Description

The site is located immediately to the west of Cambridge and east of Madingley and lies within South Cambridgeshire District Council (SCDC). The site measures approximately 210 hectares (ha) and is currently predominantly in agricultural use.

The site is bound to the east by the M11 with the North West Cambridge development beyond, to the south by Madingley Road and Cambridge Road and to the north by the A428. The site is characterised by agricultural fields, interspersed by blocks of woodland and hedgerows. Four cottages are located within the western corner of the site and are accessed via Cambridge Road whilst several agricultural/industrial units and two dwellings are located along the southern boundary and are accessed via Madingley Road.

The site is located within the Cambridge Green Belt, is not subject to any environmental designations and is located within Flood Zone 1, as indicated by the Environment Agency's Flood Maps, and therefore has a 0.1% chance (low probability) of flooding.

The site is not located within a Conservation Area. There is a Grade II Listed Building, Moor Barns Farmhouse, located within the south of the site.

Relevant Planning History

The site has no relevant planning history.

The Opportunity

The site is within the ownership of [REDACTED] and is available for future development.

Whilst the site is located within the Green Belt and on the periphery of Cambridge it is worth noting the various strategic transport infrastructure projects that are coming forward within close proximity to the site. These projects, which support and enable the future growth of Cambridge and the surrounding area, include:

- The A14 improvements;
- Planned upgrades to the A428;
- The committed Cambridge to Cambourne 'off-road' bus route;
- The delivery of the expressway which will link to the western end of the A428; and
- The east-west rail proposals that will approach Cambridge from the west.

It is considered that within the context of the above transport infrastructure projects coming forward, the site's location and the future growth requirements of Cambridge that it is appropriate, at this time, to consider the long term role that this land has to support the delivery of this transport infrastructure and/or to bring forward development proposals that will fully utilise what will become a far more accessible part of Cambridge, particularly by sustainable modes of transport.

The [REDACTED] are at an early stage in considering potential development options for the site but consider that a range of different uses at a strategic scale could be accommodated on the site. The [REDACTED] would welcome an opportunity to begin discussions and work collaboratively with the Council and stakeholders to determine how best the site could come forward.

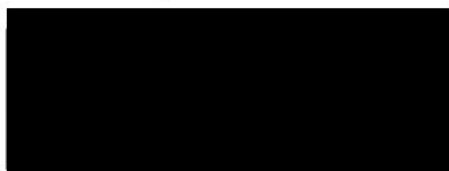
Conclusion

As a first step, the site is being put forward for consideration as part of the Greater Cambridge Local Plan Call for Sites [REDACTED] would welcome an opportunity to begin discussions with the Council and other stakeholders as to how best the site could come forward and look forward to working with the Council and stakeholders to refine potential development opportunities further.

If you have any queries regarding this submission or require further information, please do not hesitate to contact me.

Kind regards

Yours faithfully



Anthony Child BPlan AssocRTPI MPIA AIEMA

Principal Planner, Planning

Enclosures **Call for Site Forms**
Site Location Plan