



Cambridge Planning, Clifton House, 1-2 Clifton Road, Cambridge, CB1 7EA
T 01223 271958 E planning@cheffins.co.uk
cheffins.co.uk

Greater Cambridge Planning
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

6th March 2025

Dear Sir or Madam,

RE: Greater Cambridge Call for Sites – Land East of Cuckoo Lane, Lolworth

Cheffins has been instructed by our client, Mr Robert Pearson, to submit representations with regard to the Greater Cambridge Call for Sites and the land east of The Green, Lolworth. The submission is accompanied by a Location Plan and evidence of landowner support for the submission of the land to the Call for Sites.

Site Context

The Site comprises approximately 1.3 hectares of paddock land adjacent to the settlement boundary of Lolworth. Lolworth is currently designated as an Infill Village in the adopted Local Plan.

Access to the Site is taken from Cuckoo Lane. A Public Right of Way follows on from the existing point of access and runs through the site to the east, effectively dividing the Site into a northern and southern parcel.

The Site is bounded by agricultural land to the south and east, while the Parish Church of All Saints (Grade II* listed) lies to the north. The settlement boundary abuts the Site to the west, where residential development is located.

The Site is located in Flood Zone 1 and thus is at a low risk from fluvial flooding. The north-western boundary of the northern parcel of the Site is currently designated as both Important Countryside Frontage and a Tree Preservation Order (REF: TPO 0014 (1967) The Grange). The western boundary of the southern parcel of the Site forms part of a Protected Village Amenity Area.

The Site has the following planning history:

- S/0201/86/O – Erection of one dwelling. Refused 6th March 1986.
- S/0202/86/O – Erection of one dwelling. Refused 6th March 1986;

Proposed Development

It is considered that the Site could accommodate up to 13 dwellings, which would result in a density which is characteristic of the surrounding residential properties.

The proposed development would also allow for a modest car park on the northern boundary, in order to provide vehicular access to the Parish Church of All Saints. A gate and path to the church is currently located on this northern boundary which the development would connect to.

Partners:



W King Ltd, C M B Ashton Ltd, P M Woolner Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd
S P C Gooderham Ltd, B Goodsell-King Ltd, S J Bush Ltd, O J Godfrey Ltd, Adam J Tuck Ltd, M E Millard Ltd.

Cambridge | Saffron Walden | Newmarket | Ely | Haverhill | Sutton | London



Suitability

The Site lies adjacent to the settlement boundary of Lolworth and would thus serve as a logical extension of the existing settlement. While it is acknowledged that Lolworth is not as sustainable as other settlements in South Cambridgeshire, development of the Site would result in a modest increase in the village's housing stock across the plan period, thereby enabling younger residents who wish to remain close to family to stay in the village, as well as offering suitable options for older people wishing to downsize without leaving their community.

The development would also propose a dedicated vehicular access to the Parish Church of All Saints. Since there is currently no suitable vehicular access to the Church, this provision would significantly improve accessibility for congregants and visitors, delivering a clear community benefit while respecting the setting of this listed building through providing a small car park outside of, but adjacent to, the church's curtilage.

The existing access to the Site would need to be upgraded in order to serve the proposed development. In order to eliminate any harm to the adjacent Protected Village Amenity Area, the proposed access could run deeper into the Site and provide passing places, therefore easing any perceived pressure on the highway capacity of Cuckoo Lane.

The Public Right of Way, which is in our client's ownership, would also need to be diverted in order to accommodate development of the Site. The proposal would still ensure that the Public Right of Way would connect to the existing point located along the eastern boundary of the Site.

The north-western boundary of the northern parcel of the Site is designated as both Important Countryside Frontage and a Tree Preservation Order, while the Grade II* listed Parish Church of All Saints lies to the north. The development of the Site would be designed so that no dwellings are sited within the vicinity of these constraints, therefore ensuring that the protected trees and Important Countryside Frontage are preserved, as well as the historical significance of the Church.

The Site benefits from having access to key utilities, including electricity and water.

Availability

The Site is immediately available for development.

Deliverability

In the assumption that the Local Plan is adopted in 2027, considering the size of the Site it is considered reasonable that all 13 dwellings could be delivered within the first five years of the Local Plan period.

Viability

There are no known development abnormalities which impact the Site, which comprises greenfield land. Consequently, development of the Site would be viable.

Summary

The above representations demonstrate that the land east of Cuckoo Lane, Lolworth, would comprise a suitable, available, deliverable and viable development of up to 13 dwellings.

I would be grateful if the Council could assess this Site and add the results of its assessment to its Housing and Employment Land Availability Assessment (HELAA).

Yours sincerely,



Associate

