

Our Ref: 123924

07 March 2025

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

Submitted Online



FISHER GERMAN LLP
The Estates Office
Norman Court
Ashby de la Zouch
Leicestershire
LE65 2UZ

Tel: [REDACTED]
Email: [REDACTED]
www.fishergerman.co.uk

FAO Greater Cambridge Shared Planning Team

LAND EAST OF CAMBRIDGE ROAD, SAWSTON AND LAND TO THE EAST OF HAVERHILL ROAD, STAPLEFORD- GREATER CAMBRIDGE SHARED PLANNING SERVICE SITE SUBMISSION UPDATE 2025

I write on behalf of Fisher German's client, Deal Land LLP, in relation to the Greater Cambridge Shared Planning Service Site Submission Update 2025 and their land interests at Land east of Cambridge Road, Sawston and Land to the east of Haverhill Road, Stapleford. This letter provides greater detail in relation to the proposals for the land but should be read alongside the submitted Site Submissions e-form and site location plans.

The Greater Cambridge Shared Planning Service began preparation of the Greater Cambridge Local Plan in 2019. Members met in 2023 to look at issues raised in the First proposals consultation (undertaken in 2021) and made decisions regarding the development strategy, key sites and confirmed an updated requirement for 66,600 jobs and 51,273 homes as a result of new evidence.

The revised NPPF and Planning Policy Guidance relating to updates to the Standard Methodology for assessing Local Housing Need were published in December 2024. This includes updates to Green Belt policy which confirms that meeting housing, or commercial needs represents exceptional circumstances for Green Belt release. Green Belt release is expected if it is required to meet housing and development needs in full. The NPPF (with further guidance published in February 2025) also introduces Grey Belt land which will impact the preparation of the emerging local plan and suitability of sites which could be allocated for development in the Green Belt.

The Council will be required to allocate sufficient residential sites to deliver the housing and employment needs. Our clients land interests in Sawston and Stapleford offer two potential sites in sustainable villages located close to the proposed Cambridge South East Transport: phase 2 busway route. A station is proposed to be located in the western corner of the Land to the east of Haverhill Road site in Stapleford and therefore this would offer a very sustainable location for development with quick and convenient public transport links into Cambridge

We first submitted this site to the Strategic Housing and Economic Land Availability Assessment Call for Sites and Broad Locations in 2019. In the Greater Cambridge First Proposals Consultation in 2021, we requested that the site boundary of the sites previously promoted as SHLAA reference 531 and 530 were amended. On reviewing the Site submission Map on the Greater Cambridge Shared Planning website, the site boundary has not been updated. We have resubmitted the revised site boundaries. This will impact the quantum of development which could be accommodated on the sites and therefore we have also updated this information.

We have completed the Council's online submission form however we have used this opportunity to make the following points in relation to our client's site. Both sites are located in the Green Belt however should be identified



Fisher German LLP is a limited liability partnership.
Registered in England and Wales, Registered Number: OC317554.
Registered Office: The Head Office, Ivanhoe Office Park, Ivanhoe Park
Way, Ashby De La Zouch LE65 2AB. A list of members' names is
available for inspection at the registered office.
Regulated by RICS.



as grey belt land as they do not contribute strongly to Green Belt purposes a, b) and d) (particularly when regard is had for the updated guidance on Green Belt land provided in the February 2025 PPG). Any future proposal on this site would meet the 'Golden Rules' (paragraph 156 of the NPPF) including an increased contribution to affordable housing, necessary improvements to local/national infrastructure and provision of green spaces. Future development proposals would incorporate open space and landscaping to create and enhance defensible boundaries and soften the urban-rural fringe.

Our client's land interests off Cambridge Road, Sawston and Land east of Haverhill Road, Stapleford are available and suitable for development. They are located in sustainable locations, on the proposed guided busway and adjacent to Sawston and Stapleford which are identified as Rural Centres in the Rural Southern Cluster.

Apart from their Green Belt designation, both sites are relatively unconstrained, located in flood zone 1, and with no heritage or ecological assets located on or adjacent to the sites (adding further credence to our assertion that the land will qualify as Grey Belt). The Land east of Cambridge Road, Sawston adjoins a Wastewater Treatment Works however with appropriate mitigation, and an appropriate buffer between this use and the proposed development, this will not constrain development of the site. In accordance with planning policy, an odour assessment would be undertaken to support the ongoing site promotion, and the results will be shared with the Council when available. Access can be achieved to the Land east of Cambridge Road, Sawston via the track to the west of the site however a new vehicular access could be created onto Cambridge Road as part of a proposed development. It is envisaged that a future development on the Land East of Haverhill, Stapleford will be served via a new access onto Haverhill Road.

The intention on both sites would be to introduce a high-quality residential led, mixed use development, to expand upon the existing community, inclusive of affordable housing. The developments would deliver new dwellings in locations which benefit from enhanced access to Cambridge as a result of the proposed guided busway which will feature new stations at Sawston and Stapleford.

Our client's land interests can deliver much needed housing to contribute to the Greater Cambridge housing need, whilst providing land to deliver public amenity open space, BNG, footpath and cycle links and sustainable urban drainage. A range of house types could be provided in accordance with local need, and a policy compliant level of affordable housing delivered in the village, or via a financial contribution as sought elsewhere, again depending on local needs and dialogue with the Council.

Importantly, the sites can commence delivery quickly once approved and the allocation of these sites will therefore make a significant contribution to the increased local housing need in the short term.

We hope the above is of clear and helpful and provides further context for the submitted e-forms. If we can assist further in relation to the site, please do not hesitate to contact me. We would be delighted to meet with officers to discuss the potential of the sites, or any additional benefits that could be delivered which would make it attractive to officers and members

Yours sincerely,

Angela Brooks MRTPI

Partner

For and on behalf of Fisher German LLP

Encs: Land East of Cambridge Road, Sawston Amended Site Location Plan
Land east of Haverhill Road, Stapleford Amended Site Location Plan