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CB23 6EA

Ref: DF / PfP Fulbourn

Number: [REDACTED]

Email: [REDACTED]

Date: 6th March 2025

Dear Caroline,

Greater Cambridge Call for Sites 2025- Land to the North of Wilbraham Road, Fulbourn- 52761

I write in relation to the promotion of land to the North of Wilbraham Road, Fulbourn, site reference 52761, which is being promoted as part of the Greater Cambridge Emerging Local Plan as a sustainable new settlement for a mixed use, residential led scheme.

The site was previously submitted to the Shared Planning Service in 2019 as part of the Call for Sites process on behalf of Countryside Properties. The site is now being promoted by Places for People.

Places for People is the United Kingdom's leading social enterprise with over 50 years experience and they are a leading market and affordable homes placemaker within the United Kingdom. As shown within the attached Thriving Communities presentation (Appendix A), Places for People have a strong proven track record in the delivery of new settlements/major urban extensions to existing settlements.

The site area of 234 hectares remains unchanged from the original site promotion. Places for People have taken the opportunity to review the proposed landuses and development principles for the site. The key development principles for the site are as follows:

- **Residential Capacity-** The site is considered to have capacity for the delivery of up to 3,000 dwellings (rather than 2,200) dwellings as set out on the original submission. This is partly related to an opportunity for higher densities within the southern part of the site, which could be delivered in conjunction with a new train station at Fulbourn.
- **New Fulbourn Train Station-** Opportunity for this site to facilitate and support the delivery of a new Train Station at Fulbourn, which would be a key benefit for both existing and new residents. It would also provide commuters with a sustainable means to access key employment centres on the east side of Cambridge, including Capital Park, Victoria Hospital, Peterhouse Technology Park and Arm all

of which are situated in close proximity to the proposed train station. There is also the opportunity to deliver a new mobility hub in conjunction with the new station.

- **Affordable Housing Delivery-** Places for People recognise the very acute affordable housing shortage within Cambridge and they are committed to the delivery of 50% affordable housing on this site, to be a mixture of tenures. Places for People would also be happy to deliver a proportion Build to Rent and older persons housing on the site to respond to local housing needs.
- **Mixed Use Development-** Within the Call for site forms minimum employment floor space has been set at 3,000 square metres, with a maximum of 7,000 square metres. There is flexibility in terms of delivery of employment provision within the site, which could include provision for a range of uses including office (B1), Research and Development (B1b), community facilities, hotel, health care and retail uses associated with a local centre. Places for People are committed to further discussions with the Shared Planning Service and a range of stakeholders regarding the quantum and mix of non-residential uses.
- **Public Open Space-** The proposals include provision for extensive areas of public open space, with the opportunity for the creation of a new Country Park, to include substantial areas where Biodiversity Net Gain can be provided. This has the potential to provide a strong landscape buffer with the SSSI to the north and east of the site. Places for People have a long term successful track record of managing all Public Open Spaces and Play Spaces in perpetuity and along with the early implementation of green spaces.


To support the allocation, please find attached location plan and concept masterplan, prepared by JTP, of the proposed development, which provides our initial proposals and landuses proposed within the site.

We are committed to detailed and collaborative discussions with the shared planning service and a range of stakeholders on the proposed development and the intention is to provide a comprehensive Vision Document for the site, underpinned by technical work in due course.

I trust that the information submitted is sufficient for your purposes, but if you require any further information or if you would like to discuss the site promotion further then by all means get in contact with me.

Yours sincerely



David Fletcher
Partner
Mobile: 



Attached: Location Plan, prepared by JTP
Concept Masterplan, prepared by JTP
Thriving Communities Presentation, prepared by Places for People

