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**RE: Greater Cambridge Call for Sites – March 2025
Land East of Gazelle Way, Cherry Hinton – HELAA Reference 40250**

1. INTRODUCTION

- 1.1 This supporting statement has been prepared by Strutt & Parker on behalf of Endurance Estates to support the promotion of Land East of Gazelle Way (herein after referred to as “the site”) to the Greater Cambridge Call for Sites update process which is running until the 7th of March 2025.
- 1.2 The site is promoted for a mixed-use residential-led development to deliver against the identified housing need in the next plan period. Capacity assessments are ongoing, however at this stage it is assumed that the site could deliver around 1,200 dwellings along with circa 50,000sq m of employment floorspace.
- 1.3 The site, which comprises approximately 120 hectares, is currently in agricultural use and is under the control of Endurance Estates by way of a promotion agreement. Endurance Estates have extensive experience across the Greater Cambridge area in promoting sites through Local Plan processes, and have established relationships with housebuilders who ultimately deliver the sites.
- 1.4 In line with the guidance published by Greater Cambridge Planning, this note and the accompanying materials are submitted in order to provide updated information on the opportunities and constraints of the site. Crucially, updates surrounding the Green Belt, introduced in the 2024 NPPF and subsequent Planning Practice Guidance on Green Belt further support the suitability of the site East of Gazelle Way and warrant reviewing the site further.
- 1.5 Further technical work is ongoing, however these are not available at the time of the current Call for Sites consultation.

Greater Cambridge Housing Need

- 1.6 As a result of the changes to the NPPF in December 2024 and associated updates to the Standard Method for calculating Local Housing Need, it is common ground that Greater Cambridge Shared Planning cannot, as of February 2025, demonstrate a 5-year housing land supply. Whilst it is accepted that the Call for Sites submission does not directly relate to the 5-year housing land supply issues, it should nevertheless feed into the emerging Local Plan in terms of strategy, and represents a material change in the circumstances for new housing development in the Greater Cambridge.
- 1.7 The new Local Housing Need calculated in accordance with the updated Standard Method results in a combined increase of 634 dwellings per annum for Greater Cambridge when compared to the housing



requirements as outlined in the Adopted 2018 Cambridge City and South Cambridgeshire Plans. Details are set out in the table below.

	Adopted Local Plan Housing Requirements (and difference versus 2024 Standard Method)	Previous Standard Method LHN (and difference versus 2024 Standard Method)	December 2024 Standard Method LHN	Proposed Housing Requirement in Emerging Plan (and difference versus 2024 Standard Method)
Combined Cambridge City and South Cambridgeshire	1,675 dpa (-634)	1,726 dpa (-583)	2,309 dpa	2,111 dpa (-198)

- 1.8 Whilst it is true the majority of the 5-year housing land supply shortfall is as a result of the increased Standard Method Housing Need figure, the shortfall has undoubtedly been exacerbated by difficulties in delivering the large-scale strategic sites which Greater Cambridge are reliant upon to deliver the majority of the housing need across both districts. Many of these sites require substantial up-front infrastructure as a result of their scale and locations. As a result, many of these sites now running significantly behind their expected delivery rates as outlined in the Housing Trajectory.
- 1.9 Accordingly, it is necessary for Greater Cambridge to re-assess the strategy for delivering the increased quantum of housing required by the new Standard Method and the Government's focus on the Oxford to Cambridge Growth corridor.
- 1.10 For large sites, it would instead be prudent to focus on locations which benefit from existing and committed infrastructure, and may require less additional infrastructure up-front. This includes areas adjoining Cambridge, including to the east which will benefit from significant investment as part of the Fulbourn Greenway and strategic transport improvements such as the new Travel Hub north of Teversham.
- 1.11 Additional housing in the East of Cambridge would also benefit from proximity to world-class employment clusters at Peterhouse Technology Park (home to the world HQ of ARM) and Capital Park (home to IBM and the NHS). The area may also see benefit from emerging proposals being spearheaded by East West Rail for a new station to the east of Cambridge – something that Cambridge City Council and the Greater Cambridge Partnership have lent their support to.
- 1.12 It is the view of Endurance Estates that a balanced portfolio of small, medium and large-scale sites should be allocated to both deliver the increased quantum of housing required in the next plan period, whilst also ensuring robustness in the trajectory. For large sites, those which require less significant up-front infrastructure investment should clearly be prioritised.

2. SITE ASSESSMENT

- 2.1 The site has been previously submitted and assessed in the 2021 HELAA document under Site Reference 40250. Note that the site boundary has not changed from previous submissions. The assessment concluded the following:

Criteria	Outcome of HELAA
Suitable	Red
Available	Green
Achievable	Green

- 2.2 Whilst there are no changes to the matters relating to the Availability or Achievability of the Site, there are material changes in the circumstances which improve the suitability of the site for a residential-led mixed-use development. These representations aim to outline these material changes in circumstance and demonstrate that the site represents a sustainable location for a residential led mixed use development.

Suitable

- 2.3 In terms of Suitability, the 2021 HELAA concluded that the site was 'Red' for the following reasons:

Issue	HELAA 2021 Assessment	HELAA 2021 Comment	Endurance Estates Response
Adopted Development Plan Policies	Amber	<ul style="list-style-type: none"> Outside Development Framework Within 20m of Site Specific Policies/Housing, Employment or Recreation allocation Partially within the Cambridge Greenbelt (99%) 	<p>The site is adjacent to the boundary of Cambridge and represents a logical extension to the East. This is especially true as the Bellway Springstead Village development to the north-east continues to progress. As Springstead Village progresses towards completion (projected in 2032/33 as per the 2024 Trajectory) the next logical site will be the promotion site at Land East of Gazelle Way.</p> <p>The site is within the Green Belt, however is well contained, and is sufficiently large to enable the inclusion of substantial landscape buffers which will avoid the amalgamation of Fulbourn, Teversham and Cambridge.</p> <p>Updates to the NPPF and PPG relating to Green Belt have materially improved the suitability of the site for development. This is outlined briefly beneath this table.</p>
Flood Risk	Amber	<ul style="list-style-type: none"> Flood zone: Wholly in Flood Zone 1 Surface water flooding: 3% lies in a 1 in 1000 year event 	<p>The site is wholly within Flood Zone 1 and is sufficiently large for any developable areas or access points to avoid any areas of elevated surface water flood risk.</p> <p>As a result, the assessment should be revised to Green to account for this</p>

			given changes in national policy.
Landscape and Townscape	Red	<ul style="list-style-type: none"> NCA 87 East Anglian Chalk District Area The Chalklands The site is typical of the landscape character. Landscape Character Assessment (2021) Landscape Character Area - 6A: Fen Ditton Fen Edge Chalklands This submission consists of 2 sites separated by Cherry Hinton Road. Development upon this site would have a significant adverse impact upon the landscape character. It would amalgamate Cambridge, Teversham and Fulbourn and encroach into the rural countryside. 	<p>It is considered that the issues raised can be readily addressed through sensitive masterplanning and design and should not preclude the development of the Site.</p> <p>The proposed scheme would include a substantial landscape buffer to the north and east which would preserve the setting of Fulbourn and Teversham in perpetuity.</p> <p>Any application would be supported by a comprehensive Landscape and Visual Impact Assessment</p> <p>Landscape and Townscape should be revised to Green.</p>
Biodiversity and Geodiversity	Amber	<ul style="list-style-type: none"> Within a Wildlife Site All new housing developments will require assessment of increased visitor pressure on nearby SSSIs. Boundary woodland and hedgerows may be Habitats of Principal Importance/priority habitats, of high ecological value and/or support protected or notable species. Otherwise arable habitats likely to be of low ecological value but potential to support breeding and wintering populations of farmland birds. Development of the site may have a detrimental impact on a designated site, or those with a regional or local protection but the impact could be reasonably mitigated or compensated 	<p>In terms of Biodiversity, the site is not thought to contain any priority habitats, however the proposals for the site could be accompanied by significant landscape planting to enhance the existing features of the site and provide a Biodiversity Net Gain in line with current and emerging policies.</p> <p>Biodiversity and Geodiversity should be revised to Green.</p>
Open Space/ Green Infrastructure	Green	<ul style="list-style-type: none"> Within 50m of an Amenity Green Space. Within 50m of a Country Park - Parks and Gardens. Site is not on protected open space designation. Any impact of the proposed 	-

		development could be reasonably mitigated or compensated.	
Historic Environment	Amber	<ul style="list-style-type: none"> • Within 100m of a Listed Asset. • Scheduled Monument on-site. • Within 100m of a Conservation Area • Significant issue of the setting of the Listed Farmhouse on a scheduled moated site. Fields closest to west should be excluded from site. Development of the site could have a detrimental impact on a designated or non-designated heritage asset or the setting of a designated or non-designated heritage asset, but the impact could be reasonably mitigated. 	<p>In terms of any potential Historic Environment impact, it is acknowledged that the site is in proximity to listed assets, including a scheduled monument and conservation area.</p> <p>However, the site is sufficiently large to accommodate significant landscaping and open space buffers to historic assets as part of any scheme to avoid or reduce any potential harm if required.</p> <p>Any future application will be accompanied by a detailed Heritage Impact Assessment and this will be fully considered throughout the design stage to mitigate any potential harm.</p> <p>Impact upon the Historic Environment should be revised to Green.</p>
Archaeology	Red	<ul style="list-style-type: none"> • Contains Roman remains of national importance. The scheduled site of Caudle Corner Farm is located in the southern part of the site. A Roman Villa in the area is also likely to be of national importance 	<p>The Roman remains referred to are in a relatively small area of the Site. The Site is sufficiently large for this area to left as open space as part of the masterplan allowing preservation in-situ.</p> <p>Any application will be accompanied by an Archaeological Assessment, and further archaeological investigations can be secured by condition if necessary.</p> <p>Archaeological impact should be revised to Amber.</p>
Accessibility to Services and Facilities	Green	<ul style="list-style-type: none"> • Distance to Primary School: Less than or Equal to 450m • Distance to Secondary School: Greater than 2000m • Distance to Healthcare Service: Greater than 720m and Less than or Equal to 2,000m • Distance to City, District or Rural Centre: Greater than 720m and Less than or Equal to 2,000m • Distance to Local, Neighbourhood or Minor Rural Centre: Greater than 	<p>As already noted within the assessment, the Site benefits from excellent accessibility to existing services and facilities in Cambridge in terms of employment, retail, education, health, recreation and leisure, culture and entertainment. The accessibility of the Site will be further enhanced by the Fulbourn Greenway and potentially a new station as part of the EWR proposals. It is therefore a highly sustainable location for development.</p>

		<p>720m and Less than or Equal to 2,000m</p> <ul style="list-style-type: none"> • Distance to Employment Opportunities: Less than or Equal to 1,800m • Distance to Public Transport: Less than or Equal to 450m • Distance to Rapid Public Transport: Greater than 1,800m • Distance to proposed Rapid Public Transport: Greater than 1,800m • Distance to Cycle Network: Less than or Equal to 800m • Good accessibility to key local services, transport, and employment opportunities • Proposed development would not require delivery of accompanying key services 	
Site Access	Amber	<ul style="list-style-type: none"> • The proposed site is acceptable in principle subject to detailed design. • There are potential access constraints, but these could be overcome through development. 	<p>The HELAA summary confirms that the site access is acceptable in principle subject to detailed design.</p> <p>Accordingly the Site Access should be revised to Green.</p>
Transport and Roads	Amber	<ul style="list-style-type: none"> • As this site is located close to Cambridge, the Highway Authority would expect a high sustainable mode share, which should be achieved by high quality walking, cycling and public transport links. The applicant will have to consider the Cambridge Eastern Access proposals and, like the Cambridge Airport site, the site may require a mass public transit scheme to be achieved. As the site borders the existing Newmarket rail line, special consideration into the East West Rail proposals should be considered. In addition to this, junction capacity assessments will be required at local junctions and eastern Cambridge corridors. The Fulbourn 	<p>Recent investments in sustainable travel infrastructure, including the Fulbourn Greenway and Teversham Travel Hub mean that a high modal share for sustainable travel could be achieved. In addition, the mooted East Cambridge Railway Station could further enhance sustainable travel options from the site if progressed.</p> <p>Accordingly, the impact upon Transport and Roads should be revised to Green.</p>

		Road/Yarrow Road junction is near to capacity. Committed development and allocated sites will also need to be considered. The applicant will also have to consider committed schemes such as the Fulbourn Greenway. Any potential impact on the functioning of trunk roads and/or local roads could be reasonably mitigated.	
Noise, Vibration, Odour and Light Pollution	Amber	<ul style="list-style-type: none"> The proposed site will be affected by road traffic noise from nearby main roads and by railway noise (and possibly vibration), but is acceptable in principle subject to appropriate detailed design considerations and mitigation. 	<p>In terms of noise/vibration/light pollution, the HELAA notes “the site is capable of being developed to provide a healthy internal and external environment”. Further technical works will be undertaken to support any application.</p> <p>Pollution impact should be revised to Green</p>
Air Quality	Amber	<ul style="list-style-type: none"> Large site and lots of residential units - potential for AQMA traffic impact without mitigation 	<p>An application will be supported by an assessment of air quality and likely impact as a result of the development.</p> <p>Air quality impact should be revised to Green</p>
Contamination and Ground Stability	Amber	<ul style="list-style-type: none"> Previous agricultural land use. Potential for historic contamination, conditions required. 	<p>The HELAA also notes that conditions will be required relating to ground contamination as a result of the agricultural use.</p> <p>Potential for contamination should be revised to Green</p>

Green Belt

- 2.4 Following the updated Planning Practice Guidance in February 2025, the Council’s will be required to review the Green Belt boundaries in support of the emerging Local Plan. Indeed, on 27th February 2025, it was announced that Greater Cambridge Planning had received £140,000 to support a comprehensive review of the Green Belt within the two districts.
- 2.5 As part of this Green Belt Review the Councils will need to take account of the latest Planning Practice Guidance on Green Belt and identify areas of Grey Belt land which should be considered for their potential to accommodate any unmet needs for housing ahead of remaining areas of Green Belt, with a focus on sites contributions to Green Belt purposes A, B and D.
- 2.6 In terms of Purpose A (to check the unrestricted sprawl), whilst it is accepted that the site would encroach into the countryside, it is our view that the site performs weakly against Purpose A. The site is largely enclosed by Teversham, developments west of Fulbourn (including at the former Ida Darwin Hospital and Capital Park) and

Cherry Hinton to the east. The site is therefore considered to be well contained and would be a logical extension to Cambridge.

- 2.7 In terms of Purpose B (Prevent neighbouring towns merging into one another) the revised PPG confirms that this relates solely to the merging of towns, and not villages. Nevertheless, the proposals as previously submitted include a substantial landscape buffer which would preserve the setting of both Teversham and Fulbourn. Once developed would remain a visual separation between the proposals and both villages, which could be incorporated into open space, biodiversity enhancement areas or a country park – subject to further technical work and discussions with the Council. This would effectively secure this buffer in perpetuity. The Site does not therefore contribute strongly to Green Belt Purpose B.
- 2.8 For Purpose D (to preserve the setting and special character of historic towns), again, the revised PPG confirms that this relates solely to towns (and not villages). Accordingly, the only historic town relevant to the site is Cambridge. The last Green Belt Assessment (LDA, August 2021) published by the Council confirmed the promotion site contributed only moderately to purpose 2 (maintaining and enhancing the quality of Cambridge's setting), reflecting the relatively modern developments to the east of Cambridge (including Cherry Hinton) which already do not contribute to the historic character or setting of the City. This is in stark contrast to areas to the west of the city, which contribute significantly more to the setting of Cambridge. The Site does not therefore contribute strongly to Purpose D.
- 2.9 As a result of the updated NPPF and PPG and the responses included in the above table, the site is considered to be **Suitable** for development.

Available

- 2.10 The site is promoted by Endurance Estates (a site promoter) who has come to an agreement with the landowner to make the site available for development within 0-5 years of the new plan period. Given the scale of the proposals it is acknowledged that it may take a number of years to progress through the planning process but there would be the opportunity to bring forward a first phase of development within 5-years with development likely to continue for 5-10 years.
- 2.11 There are no known legal or ownership impediments to the development, and no planning permission which would preclude the development of the site.
- 2.12 The site is therefore **Available** for development.

Achievable

- 2.13 In the 2021 HELAA, the site was assessed as 'Green' for achievability, with no concerns raised by Officers. Endurance Estates can confirm no details have changed at the time of this Call for Sites submission.
- 2.14 The site remains in an agricultural use and is promoted by Endurance Estates for residential-led mixed-use development. There are no known constraints at present which would preclude the delivery of the site in line with current and emerging policies on viability grounds. The site therefore remains **achievable**.

3. CONCLUSION

- 3.1 Land East of Gazelle Way, Cherry Hinton is promoted for a residential-led mixed-use development alongside open space, significant landscaping and other supporting infrastructure.

- 3.2 As assessed in the 2021 HELAA, the site remains **Available** and **Achievable**. In addition, the responses contained within this statement, as well as national changes to policies affecting the Green Belt, mean that this site is **Suitable** for the proposed development.
- 3.3 Endurance Estates therefore hope that the site will be given further consideration as part of the updated HELAA. The Site could help meet unmet Local Housing Needs over the Plan period and we hope it will be considered for a housing allocation in the new Local plan.

Yours sincerely



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