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Greater Cambridge
Shared Planning

SENT BY EMAIL ONLY

07th March 2025

Dear Sirs,

**RE: GREATER CAMBRIDGE LOCAL PLAN_CALL FOR SITE SUBMISSION
Land to the West of High Street, Willingham, CB24 5ES**

I write to submit the above site and give representation in the 'Greater Cambridge Local Plan Call For Sites'

The proposed site is approx. 4.8 acres and is located towards the North of Willingham High Street, sited to the West near to the junction with Church Street and George Street.

The site is made up of 5no adjoining land parcels, under the following ownership (South to North):

Parcel 01:	Koala – Kidz
Parcel 02:	Johnstone Family
Parcel 03:	Pearce Family
Parcel 04:	Pratten Family
Parcel 05:	Hawkins Family

The landowners have been in communication historically and have shown joint interest in the site coming forward for development. The land parcel to the immediate South, owned by Koala-Kidz has more recently changed hands, but contact details are known and communication is underway with respect to inclusion of the land and options for access.

Site access can be facilitated directly from the High Street, via No.10 or No.14 and additional options are illustrated for access via the Koala-Kidz site. These properties are in the ownership and control of the landowners above. In addition, further access options exist from the Bourney's Manor development, over third-party land. Previous conversations have been had in this regard and an agreement in principle was reached to facilitate if required.

With respect to access via the Koala-Kidz site, should the existing owner be receptive to this, this is likely to trigger the re-provision of the Children's Nursery to ensure the ongoing operation of this local business, which we would anticipate as part of the development proposals. This could bring additional benefit with a new purpose-built facility, providing future expansion, generate employment, compliment residential uses and bring benefit to the village. This would in turn provide opportunity for a more comprehensive provision of residential development, with the delivery of affordable homes.

The landowners previously engaged a transport consultant to establish the suitability of the existing accesses from the High Street and depending on the scale of development / which access was utilised; sufficient width and visibility could be achieved. This situation would be further benefitted once the proposed reduction in the speed limit (30mph reduced to 20mph) is implemented.



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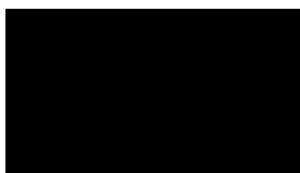
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The site is well located within a sustainable location and represents an obvious extension to the established settlement boundary. There are many previous examples of development to the rear of the original street fronting properties and the inclusion of this land would be compatible with the neighbouring grain and urban plan

The site represents a unique opportunity to bring forward a sustainable, deliverable site, owned by local residents that could deliver a high quality, place led residential / mix use scheme.

Should further information be required to support this submission and assist you in your decision making then the owners are willing to positively engage with the Local Authority to provide any information that is required.

Yours Sincerely,



Martin Pearce
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Founding Partner

