

7 March 2025
Longstanton CFS/A3/LV/NR



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



Dear Sir/ Madam,

RESPONSE TO GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES LAND SOUTH EAST OF HATTONS ROAD, LONGSTANTON

Savills (UK) Ltd is instructed by Hallam Land to promote land south east of Hattons Road, Longstanton (the Site) for residential allocation within the emerging Greater Cambridge Local Plan, relating to South Cambridgeshire District and Cambridge City areas.

This Site is a new submission and has not previously been submitted in response to the Greater Cambridge Call for Sites. The Site is available and is considered to be suitable and deliverable. Development at the site can help meet the local housing need for Greater Cambridge as part of the emerging Local Plan in the short term as covered below.

In addition to this covering letter, we enclose the completed Call for Sites questionnaire, red line plan, context plan and an emerging Concept Plan for the site. We welcome the opportunity to submit further supporting documentation following the close of the consultation.

Executive Summary

Savills (UK) Ltd supports the City and South Cambridgeshire Councils working together and preparing a Greater Cambridge Local Plan. Both Local Planning Authorities are intrinsically linked through both social and economic means. This in turn has resulted in patterns of commuting and travel into Cambridge from the surrounding villages within South Cambridgeshire for employment, leisure, culture and retail.

In December 2024, the Government introduced the new standard methodology for identifying the minimum local housing need for Local Authority areas. For South Cambridgeshire the local housing need is 1,174 dwellings per annum and the local housing need for Cambridge City is 1,135 dwellings per annum, **a combined minimum total of 2,309 dwellings per annum**. This is an increase on the 2,111 homes per year proposed within the First Proposals Reg 18 Local Plan consultation published in 2021.

Greater Cambridge has a crucial part to play within the Cambridge to Oxford Arc, particularly linked to supporting economic growth, it is considered in light of current affordability pressures and in commuting across the area, that there could be economic justification to further increase the housing requirements within the emerging Local Plan.

The site lies to the south of the existing settlement of Longstanton and is in a sustainable location well related to the growing Northstowe New Town, and Bar Hill. Development at the Site is well placed to take advantage of the existing infrastructure and public transport connections namely the Park and Ride / Guided Busway providing direct links and opportunities for active travel through surrounding settlements into Cambridge.



The land south east of Hattons Road, Longstanton is promoted for residential development of approximately 1,000 dwellings with a primary school, local centre, public open space, play facilities, biodiversity enhancements and associated infrastructure. The proposal will seek to enhance the existing public transport connectivity with a proposed extension of the bus route along Hatton's Road. This in turn would enhance connections to the existing Park and Ride/ Guided Bus Way in Longstanton.

The proposal includes two points of access into the site, one at Home Farm Road where an existing agricultural access sits (approved by planning application 23/04353/FUL) and the other along the B1050. Opportunities for additional active travel connections are being explored with potential to connect to the existing public right of way network including Footpaths (Longstanton 1) to the north of the site, Bridleways (Longstanton 10) to the east of the site and the Longstanton Road to Oakington route all of which provide onwards access to existing facilities at Longstanton and Northstowe, as well as to Bar Hill. The proposal will promote and enhance access to the countryside and the surrounding settlements.

This Site represents a suitable opportunity to secure sustainable residential development comprising of both market housing and up to 40% affordable housing (compliant with the adopted South Cambridge Local Plan and the emerging Greater Cambridge Local Plan - First Proposals) to the south of Longstanton. The site is available now and can deliver housing from Year 1 of the new Local Plan with construction anticipated to span approximately 10 years, taking advantage of the existing infrastructure capacity, significant investment in the wider area and sustainable links to existing facilities.

Hallam Land has a strong track record of facilitating the delivery of new homes within the region and has a recognised ability to secure planning consents which ensure swift delivery and where required have installed infrastructure, from strategic highways to, primary and secondary schools and utilities, delivering where necessary fully serviced land parcels to enhance sites.

Most recently homes have been delivered by Hallam Land at following locations.

- Tithe Farm, Chatteris
- Eastern Green, Coventry
- Southam, Warwickshire, and
- Brooklands, Milton Keynes

Site Context

Land South East of Hattons Road sits to the south of Longstanton. Within the adopted South Cambridgeshire Local Plan (2018) Longstanton is classified as a 'Group Village'. The settlement benefits from the following community facilities and services: Hatton Park Primary School; Recreation Ground which consists of a large open space with football pitches (home to Longstanton Football Club), cricket pitches, tennis courts, bowls green and club house; a village hall; a local centre inclusive of a co-op food shop, restaurants / takeaway and a nursery; a Premier convenience store is located at the southern end of Longstanton; medical facilities (GP Surgery and Dental Practice); veterinary clinic; and a Pub.

Beyond the village of Longstanton is the new settlement of Northstowe. Longstanton and Northstowe are well connected by sustainable means including bus provision and existing and planned walking and cycling routes. Northstowe includes a range of existing higher order facilities such as The Pathfinder Church of England Primary School, Northstowe Secondary College, and Northstowe Tap and Social Public House. Upon completion of Northstowe further services and community facilities will be available and accessible in a sustainable manner.

The Site is also well positioned in relation to the existing public transport network and highway network with links to the A14 and M11. In addition, the site has direct access to the B1050, making Bar Hill and the north of Longstanton directly accessible.

Land South East of Hattons Road, Longstanton

The Site comprises 54.5Ha of arable agricultural land to the south east of Hattons Road, Longstanton approximately 4.7km to the north of Cambridge.

The Site is located to the south of the existing settlement boundary of Longstanton as identified on the adopted Local Plan Policies Map (2018). The land to the north of the site, 'Land north of Hattons Road, up to the bypass' is allocated for employment use (B1, now E(g)) in the adopted Local Plan (2018) at Policy E/4(1). It is noted within the 'Greater Cambridge Local Plan - First Proposals Regulation 18 Consultation Document' (November 2021) that the Council proposed to amend the existing allocation, limiting development to the east of Home Farm Road, reducing the overall area and changing the proposed land use from employment use to residential but still seeking to retain provision for extension to the existing recreation ground.

The Site falls within the extent of the Northstowe Area Action Plan (July 2007) (AAP) however the Site is not subject to any designation within the Action Plan nor does it fall within the Green Belt surrounding Cambridge City.

The Northstowe AAP provides a policy framework for the delivery of Northstowe. Policy NS/4 within the AAP seeks to protect the village character of Longstanton and Oakington through the use of 'green separation'. The proposal at the Site acknowledges this existing requirement and seeks to maintain and enhance the green separation between the Site and Longstanton in the east, compliant with of the aspirations of the AAP.

Site Access and Transport Links

It is proposed that there would be two accesses to the site, and the enclosed emerging Concept Plan identifies the potential vehicular access locations. Opportunities for additional active travel connections are being explored but the site is well located to connected into the extensive network of footpaths and bridleways in the surrounding area, these include Footpath (Longstanton 1) to the north of the site and Bridleway (Longstanton 10) to the south of the site. The proposal will promote and enhance access to the countryside and facilities within the surrounding settlements.

There is a bus stop located along School Lane, approximately 500m to the north of the site. This bus stop is served by bus routes Stagecoach '5' and '5a' providing regular services, every 30 minutes, to Cambridge, Bar Hill, Girton, Longstanton, Longstanton Park & Ride, Willingham, Swavesey, Fenstanton, Fen Drayton and St Ives.

The site is well located to benefit from the Longstanton Park & Ride / Guided Busway providing a sustainable route directly into Cambridge City Centre and surrounding settlements, these services run approximately every 10 minutes. It is anticipated it would be approximately 15-minute cycle from the site.

The proposed extension to the existing bus service along Home Farm Road into the Site would allow for sustainable access to the Park & Ride, Bar Hill and beyond, enhancing existing service provision. The proposed active travel routes towards Northstowe will provide alternative choices for residents to access the expanding public transport network being delivered as part of the Northstowe development.

Cambridge North Railway Station is the nearest rail station to the site. Cambridge North Rail Station can be reached in approximately 35 minutes, a 15 minute cycle ride from the site to the Guided Bus Way, and 20 minute bus journey. Travel to the Cambridge Science Park, a major employment location, would be with 30 minutes of the site. Trains from Cambridge Norths Station provide links to London, Ely, Peterborough and the rest of the country.

Landscape

This site is considered to be a logical location for a residential allocation, it responds to existing built development and is well enclosed by the recently constructed Northstowe Avenue road. It is considered that

residential development can be accommodated at the site which will incorporate an appropriate landscape strategy to mitigate the development impact as necessary.

The development of this site, which relates to the built-up area of Longstanton and new development at Northstowe, responds well to the existing built form, and planned future development of Northstowe as shown on the enclosed Concept Plan. As highlighted above, the proposal would seek to maintain an element of green separation at the western edge of Longstanton reflecting the approach taken at Northstowe.

Flood Risk and Drainage

The Government's Flood Risk for Planning Map, as accessed on 27th February 2025, illustrates that the majority of the Site is located within Flood Zone 1, the lowest risk of flooding. The northern and western boundaries of the Site, the area between the existing attenuation basins is classified as Flood Zone 2, a medium risk of flooding.

The Government's Surface Water Map, as accessed on 27th February 2025 identifies that there are pockets of the site which are at risk from surface water flooding.

There are two large attenuation basins beyond the sites western boundary, these were provided in association with the recently constructed roads from Bar Hill in west to Northstowe in the east.

The Concept Plan locates development away from areas of flood risk. Further hydrological modelling will be undertaken to define the actual extents of Flood Zone within the site as the Flood Risk Map for planning does not account for flood defences and therefore does not include the mitigation effects of the balancing ponds between Hatton's Road and the site. It is considered that through a comprehensive sustainable urban drainage design the flood risk associated with the Site can be mitigated onsite, and reduce the risk of flooding downstream. A detailed Flood Risk Assessment and Drainage Strategy will be provided to demonstrate this.

Heritage Assets

There are no designated heritage assets at the site. The Longstanton Conservation Area is situated approximately 650m to the east of the Site. There are a cluster of Listed Buildings around All Saints Church and St Michaels Church. Given the distance and screening between the assets and the site, it is considered that the proposals will not cause substantial harm to any designated heritage assets.

Utilities

It is anticipated that access to utilities will be readily available as the site is adjacent to the existing road network and residential development at Longstanton, with the Longstanton Primary Substation adjacent to the site's southwestern boundary. Hallam Land is aware of the existing water main utility provision across the site. The Concept Plan incorporates the necessary water main easement.

Ecology

Regarding Biodiversity Net Gain (BNG), Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) requires developers to deliver a mandatory BNG of 10%, meaning that a development will result in more or better quality natural habitat than there was before the development. Hallam Land is aware of this requirement and the development proposal would comply with these requirements. The proposal will deliver a minimum of 10% BNG, and seek to meet Greater Cambridge policy requirements.

Summary

Land South East of Hattons Road, Longstanton is promoted for residential development of approximately 1,000 dwellings with a primary school, local centre, public open space, play facilities, biodiversity enhancements and associated infrastructure.

As set out above and within the supporting Call for Sites Form, this site represents a suitable opportunity to secure sustainable residential development comprising of both market and affordable housing at Longstanton and should be considered for residential allocation within the emerging Local Plan. The site has minimal infrastructure requirements and is able to deliver early in the Plan period, helping to meet Cambridgeshire's pressing need for new homes in the shorter term.

The site can be made available for residential development immediately. Hallam Land anticipates the delivery of housing from Year 1 of the new Local Plan with construction anticipated to span approximately 10 years.

For the reasons stated, it is requested that South Cambridgeshire District Council allocates Land South East of Hattons Road, Longstanton within the emerging Greater Cambridge Local Plan.

Please do not hesitate to contact me on the details provide to discuss any aspect of this submission and we look forward to sharing further details over the coming months.

Yours sincerely

Lydia Voyias BA (Hons) MPlan, MRTPI
Associate Director