

Your ref: GC – Call for Sites 2025
Our ref: Land at Meeting Lane, Litlington
E: [REDACTED]
Date: Joel.Bentley@bidwells.co.uk
Wednesday, 06 August 2025

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

Private and confidential

Dear Sir/Madam

CALL FOR SITES SUBMISSION – LAND NORTH OF MEETING LANE, LITLINGTON

[REDACTED] we are pleased to submit Land North of Meeting Lane, Litlington (the Site) to the Greater Cambridge Call for Sites. This is a new submission; the Site has not been previously entered in any Call for Sites process.

Introduction and Overview

The Site comprises approximately 6.35 hectares (15.68 acres) of agricultural land, [REDACTED]. It is positioned immediately north of Meeting Lane, within the parish of Litlington in South Cambridgeshire.

Litlington is classed as an 'Infill Village' under Policy S/11 of the South Cambridgeshire Local Plan, reflecting its modest size and available local services. Despite its rural character, Litlington benefits from relatively convenient connections to key settlements and transport corridors, making it suitable for a sustainably planned extension to meet local housing needs.

Site Location and Surrounding Context

Proximity to Major Destinations

- Royston lies around 8 km to the west, providing a wide range of local amenities including supermarkets, leisure facilities, and a mainline railway station with direct routes into London.
- Cambridge is situated roughly 20 km to the northeast, offering extensive employment, retail, and educational opportunities, as well as a major transport hub.
- London Stansted Airport is approximately 35 km to the south, accessible via strategic road links.

Local Road Network

- The A10 and A505 provide important routes to towns such as Royston, Hitchin, and Cambridge, ensuring that future residents can access services and employment locations within a reasonable travel time.
- Local roads, including Bassingbourn Road and Meeting Lane, offer direct routes to neighboring villages and the wider region.

Facilities in Litlington

- Litlington itself supports a village shop, a public house, and a primary school, which serve the day-to-day needs of local residents.
- The closest secondary school, Bassingbourn Village College, is located around 4.5 km northwest of Litlington, supporting educational continuity for families.

Site Boundaries and Adjacent Uses

- Northern boundary: Adjacent to an Anglian Water treatment plant, separated by existing vegetation.
- Southern boundary: Meeting Lane, forming the key interface with the village.
- Eastern boundary: Arable farmland, maintaining the rural character of the wider area.
- Western boundary: Grazing fields and a public footpath, reinforcing the site's countryside setting.

In this context, Land North of Meeting Lane offers an opportunity to deliver sensitive residential development that both respects the village's character and provides housing to meet local needs.

Emerging Proposals

We propose the Site for an allocation that would encompass:

- Residential Development: A range of housing types and tenures to address local housing demand, including potential affordable housing provision in line with planning policy.
- Public Open Space & Green Infrastructure: Ensuring accessible, high-quality spaces for recreation, alongside enhanced biodiversity.
- Supporting Infrastructure: Utilities, internal roads, pedestrian/cycle routes, and other site services essential to a well-planned community.
- Sustainable Urban Drainage Systems (SuDS)

All development proposals would be accompanied by consultation with local stakeholders, ensuring that the scheme integrates sensitively with Litlington's existing fabric.

Access and Highways Considerations

We have identified multiple potential access points to the Site:

1. Bassingbourn Road (South)
 - A private track with widths varying from 5.2m to around 6m (based on aerial measurements).
 - Although slightly off perpendicular to Bassingbourn Road, this corridor could be widened or realigned, subject to technical and highway authority advice.
2. Meeting Lane (South)
 - The title boundary includes retained frontage onto Meeting Lane, potentially designed to provide direct access.
 - At its narrowest, this frontage is approximately 7m, offering scope for a bell-mouth junction that may meet visibility requirements.
3. Chapel Close (Southwest)
 - A potential access route via a carriageway owned by South Cambridgeshire District Council.
 - Further discussions with the local authority would clarify feasibility and any necessary upgrades.

A Transport Statement or Transport Assessment would be undertaken in collaboration with the Local Highways Authority to confirm the optimal access strategy, taking into account safety, capacity, and the existing highway network.

Flood Risk and Drainage

- The Environment Agency Flood Map indicates that the Site is located wholly within Flood Zone 1, signifying a low risk from fluvial flooding.
- As part of any future planning application, a site-specific Flood Risk Assessment (FRA) will be provided, confirming the suitability of SuDS and outlining measures for effective surface water management.
- Mitigation strategies (e.g., permeable surfaces, attenuation ponds) can be seamlessly integrated into the development, thereby enhancing local drainage and ecological value.

Heritage and Conservation

- Much of Litlington village is designated as a Conservation Area, which touches the southern boundary of the Site's western portion but does not extend to the eastern portion.
- Burr Cottage and Burr's Lane Cottage, both Grade II listed, lie to the west on Burr's Lane.
- Future proposals will be guided by a Heritage Impact Assessment, ensuring that the village's historic character is respected, particularly where development abuts the Conservation Area and listed buildings.

Conclusion

Land North of Meeting Lane, Litlington presents a logical, sustainable extension to the village that can:

- Respond to local housing needs by providing new homes with appropriate tenure and mix.
- Contribute to enhancing local infrastructure, including roads, drainage, and community facilities, where necessary.
- Respect and complement the established rural setting, with biodiversity enhancements and open space woven into the design.
- Safeguard and celebrate local heritage, ensuring that any development is compatible with Litlington's historic environment.

We believe this Site is well-suited for consideration in the Greater Cambridge Local Plan and look forward to engaging with South Cambridgeshire District Council, Cambridgeshire County Council, and the local community to shape a scheme that aligns with local aspirations and planning policy.

Thank you for your consideration of this Call for Sites submission. Should you have any queries or require further information, please do not hesitate to contact us.

Yours Faithfully,

Joel Bentley

Graduate Residential Development Surveyor



Land on the North side of Meeting Lane,
Litlington, Royston
Site Plan



