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25 April 2025

Greater Cambridgeshire Shared Planning
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
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Dear Sir/Madam

Proposed Development Site.

Land Adjacent Main Street, Shudy Camps, South Cambridgeshire.

We have the pleasure in sending you this proposed site in Shudy Camps for consideration as part of the emerging Local Plan.

Shudy Camps is classed as an infill village within the existing South Cambridgeshire Local Plan, however it is important that in seeking to promote development within an emerging plan that it also benefits the smaller villages in the area, thus ensuring they are provided with opportunities for new development to sustain the village and for people to remain within the settlement should they wish to move out of the family home or downsize. Shudy Camps is no exception.

Shudy Camps is well served by local bus services, with 3 services passing through the village on Monday-Saturdays, running between Newport and Haverhill, providing good access to places such as Saffron Walden that would be suitable for work and shopping trips. Such that this village is accessible by non-car modes of transport and whilst still being somewhat constrained to the private car, paragraph 89 and 110 of the NPPF (2024) do acknowledge that there will be a difference between urban and rural areas, but that development can support adjacent rural settlements.

This site provides an opportunity for a modest sustainable development to come forward that can provide a mix of housing and a proportion of affordable housing to meet the needs of the village.

An illustrative layout is enclosed with this letter, demonstrating that 14 houses of varying sizes could be accommodated on this site, as a continuation of the existing built form along Main Street.

Director
MA (Cantab) MA

Managing Director
BA (Hons) Dip TP MRTPI

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The site is being promoted by both the land owner and developer, such that it can be considered to be deliverable and, due to the scale of the development, is readily deliverable within the first 5years of the Plan.

We welcome consideration of this site as part of the next stages of the Local Plan preparation.

If we can be of any further assistance, please do not hesitate to contact me.

Yours faithfully

[Redacted signature]

[Redacted name]

[Redacted title]

