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25 April 2025

Greater Cambridgeshire Shared Planning
South Cambridgeshire District Council
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Dear Sir/Madam

Proposed Development Site.
Land Adjacent Rose Villa, Little Heath

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

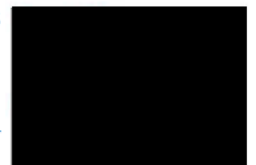
Located in the parish of Gamlingay, Little Heath is a hamlet located to the south-west of the core of the Minor Rural Centre of Gamlingay. A largely linear settlement, it has seen some development in depth in recent years.

This site provides an opportunity to deliver either a small scale infill scheme adjacent to the Rose Villa development, or a wider scheme that is contained by the historic railway alignment and established boundary treatments that can take access from both Little Heath itself and Potton Road to the east which provides easy access into Gamlingay. The wider scheme would have the benefit of delivering affordable housing and community benefits, such as allotments, for the community in Little Heath.

Whilst reliant on the private car, the NPPF paragraphs 89 and 110 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 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 both a smaller development or a larger development comprised of varying sized dwellings could be accommodated on this site, adjacent to the Rose Villa development.



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The site is being promoted by the landowner, who is a developer, such that it can be considered to be deliverable and, due to the scale of the development, is readily deliverable with the first 5 years 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

