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**Greater Cambridgeshire Shared Planning Authority**

South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne  
Cambridge  
CB23 6EA

29<sup>th</sup> January 2026

**RE: Call for sites submission for Land south of Church Street, Whaddon, Cambridgeshire. Title Number CB168958.**

Dear Sir / Madam,

This letter accompanies the Call for Sites submission for Land south of Church Street, Whaddon, Cambridgeshire, which is submitted for consideration as part of the emerging Greater Cambridge Local Plan.

**1. Site Description and Context**

The site comprises approximately 0.83 hectares of land located south of Church Street, Whaddon, adjoining established uses at the edge of the village. It is currently in agricultural use for animal grazing and is classified as Grade 3 agricultural land. The site is wholly greenfield and is well contained by mature trees along its boundaries.

The northern boundary fronts Church Street and benefits from direct pedestrian access via an existing footway, providing convenient connectivity into the village. The site adjoins the church and its associated grounds to the west, representing an established community use. Agricultural land with associated buildings and dwellings lies to the east, while the southern boundary is defined by the existing golf course, forming a clear and defensible edge.

**2. Accessibility, Connectivity and Services**

The site benefits from pedestrian access onto Church Street via an existing public footpath, providing convenient walking access to the village. A bus stop on Bridge Street is located within approximately an eight-minute walk of the site and provides public transport connections to surrounding settlements. Whaddon itself also includes local community facilities, including a childcare school.

Nearby settlements provide access to a broader range of services and facilities. Meldreth, approximately five minutes' drive from the site, offers local shops, a primary school, healthcare facilities and a railway station on the Cambridge–London King's Cross line. Bassingbourn and Royston are also accessible and provide additional education, healthcare, retail and employment opportunities.

In this context, development at Whaddon would support sustainable patterns of growth, with residents able to access services within Whaddon and higher order services through a combination of walking, public transport and travel to nearby service centers.

**3. Development Potential and Settlement Role**

The site is promoted for residential-led development, with flexibility to respond to local needs and policy requirements. Potential uses include a mix of market and affordable housing up to the relevant policy

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threshold, alongside alternative delivery models such as self-build or custom-build housing, and potentially a small care or assisted-living scheme where appropriate.

An indicative capacity of approximately 10 to 20 dwellings is envisaged, although this is not fixed and remains subject to refinement through the Council's site assessment work. The site's scale and configuration allow flexibility to determine the most suitable form of development, ensuring an efficient and well-designed scheme that responds positively to its village context.

Development would represent a proportionate and logical extension to the village, consistent with the role of villages in supporting sustainable housing delivery and well related to the existing built form. Any scheme would incorporate an appropriate environmental buffer along the western boundary to protect the setting of the adjacent Grade I listed church and its grounds

#### **4. Constraints and Deliverability**

The site is free from any constraints that would prevent it coming forward within the Local Plan period. An environmental buffer along the western edge will protect the setting of the Grade I listed St Mary's Church, while access can be taken directly from Church Street. Utilities already serve the village and can be extended through routine connections, and the land's Grade 3 soil classification means no loss of best and most versatile farmland. Accordingly, the site is readily deliverable, with all technical matters capable of being addressed through mitigation at the planning application stage.

#### **5. Availability and Flexibility**

The site is available and capable of being brought forward during the plan period, subject to allocation and the grant of planning permission. The landowner is supportive of residential development and is willing to engage constructively with the Council through the plan-making process.

Should the Council consider that an alternative site area, scale or configuration would better align with its spatial strategy, early engagement would be welcomed, and the site can be refined to ensure it is appropriately assessed.

#### **6. Summary**

Land on the southern side of Church Street, Whaddon represents a well located and deliverable opportunity for residential-led development. The site benefits from direct pedestrian access into the village, proximity to local bus services, and established connections to nearby settlements providing a range of services and facilities. Its scale and form are capable of being brought forward on a proportionate basis and can be shaped through the Council's site assessment and Local Plan processes, and it is respectfully requested that the site be assessed accordingly.

Yours faithfully,

  
**Bassil Aslam BSc (Hons), MRICS, Assoc RTPI**  
**Founder and Land & Planning Director**

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Site Name:  
**LAND SOUTH OF CHURCH  
STREET, WHADDON,  
CAMBRIDGESHIRE**

Drawing Title:  
**Site Location Plan**

Drawn by: **J. Bartlett**

Checked by: **B. Aslam**

Date: **30-Jan-26**

Scale **n/a**

Plan No.  
**CB168958**