



Orchestra Land Ltd
25 Fiddlebridge Lane, Hatfield,
Hertfordshire, AL10 0SP

T: 01707 830 222
E: contact@orchestraland.co.uk
www.orchestraland.co.uk

Greater Cambridgeshire Shared Planning Authority

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

27th January 2026

RE: Call for sites submission for Land and buildings east of Church Street, Whaddon, Cambridgeshire. Title Number CB168958.

Dear Sir / Madam,

This letter accompanies the Call for Sites submission for Land and buildings east 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 3.3 hectares of land located on the eastern side of Church Street, Whaddon. It is currently operated as a golf centre and includes associated buildings, areas of managed land and incidental open land. While predominantly green in appearance, the site is actively managed as commercial recreational use and includes existing development.

The site is bounded to the north by Whaddon Village Hall and playground, to the west by existing residential development within the village, and to the south by established trees and buildings associated with dwellings. To the east lies a mix of established tree lines and greenfield land associated with the existing golf course.

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 a three-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.



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3. Development Potential and Settlement Role

The site is promoted for residential-led development. An initial development area of approximately 0.6 hectares has been highlighted in the attached site plan, capable of accommodating around 10 to 15 dwellings, incorporating existing developed areas alongside a limited amount of additional greenfield land. This represents a modest and proportionate opportunity for growth.

The wider site also has potential to accommodate a larger residential-led scheme of up to approximately 70 dwellings, subject to detailed assessment through the Local Plan and future planning application processes. The number of dwellings is not fixed at this stage and can be shaped through the Council's site assessment work.

Development would represent a proportionate and logical extension to the village, consistent with the role of villages in supporting sustainable housing delivery and would be well located adjacent to existing residential development.

4. Constraints and Deliverability

There are no known constraints that would prevent the site from being delivered within the Local Plan period. Existing utility infrastructure within and adjacent to the site does not preclude development and can be addressed through standard 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

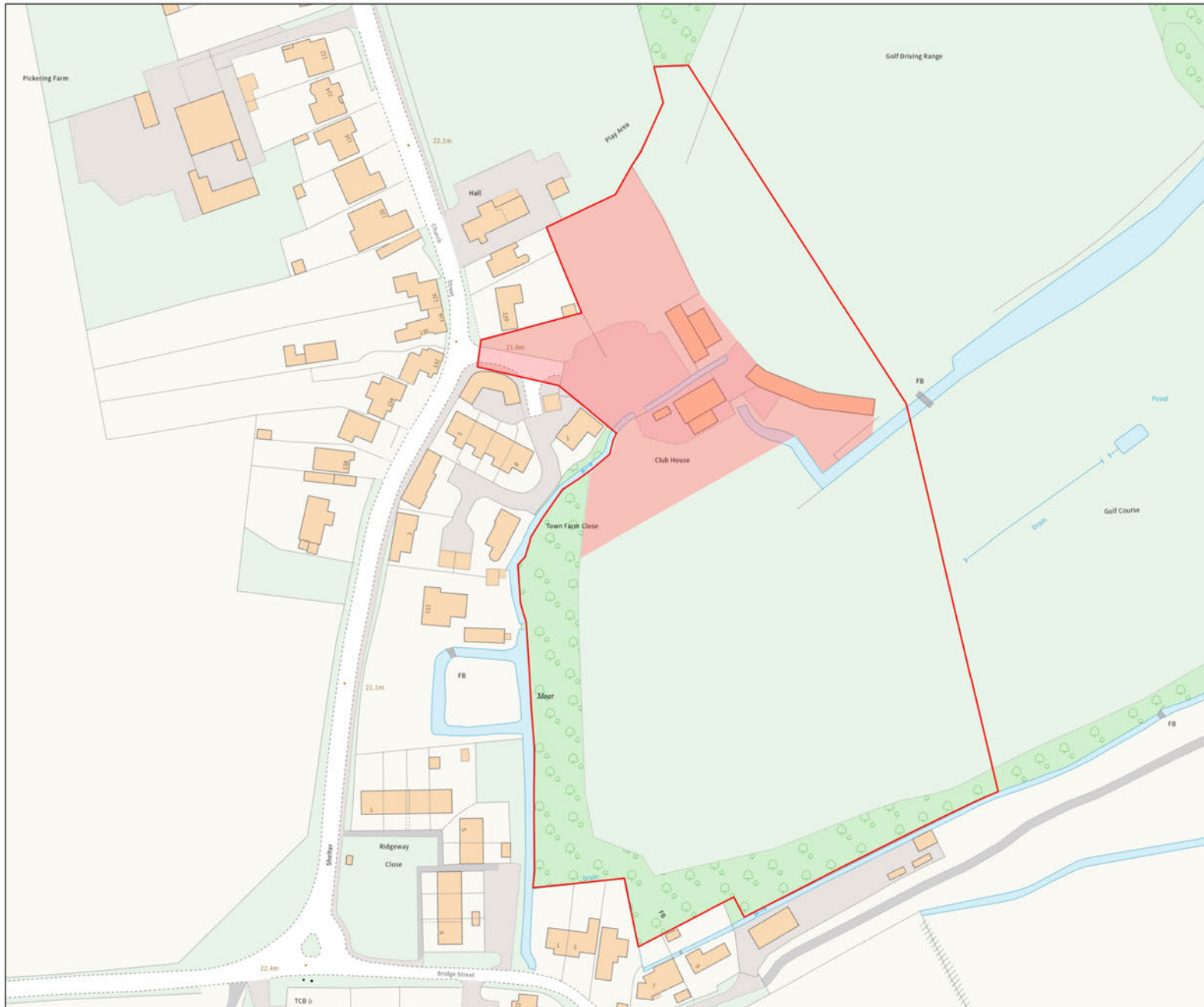
Land east of Church Street, Whaddon represents a well located and deliverable opportunity for residential-led development. The site benefits from pedestrian access to local bus services, established connections to nearby settlements providing key services, and the ability to deliver housing on a proportionate basis. Its scale and form can be shaped through the Call for Sites and Local Plan processes, and it is respectfully requested that the site be assessed accordingly.

Yours faithfully,



Bassil Aslam BSc (Hons), MRICS, Assoc RTP1
Founder and Land & Planning Director

Orchestra Land Ltd
Registered Number 09866667
England and Wales.
Registered office: Bridge House
Fiddlebridge Lane, Hatfield,
Hertfordshire, AL10 0SP.
VAT Registration No. 257661184



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Site Name:
**LAND AND BUILDINGS EAST
OF CHURCH STREET,
WHADDON, CAMBS**

Drawing Title:
Site Location Plan

Drawn by: **J. Bartlett**

Checked by: **B. Aslam**

Date: **28-Jan-26**

Scale **n/a**

Plan No.

CB168958