

Your ref:
Our ref:
DD:

[REDACTED]

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

Dear Sir/ Madam

REG 18-DRAFT GREATER CAMBRIDGE LOCAL PLAN CONSULTATION - LAND SOUTH OF PRIEST LANE, WILLINGHAM CB24 5HZ (HELAA SITE ID: 115084)

On behalf of the landowners, we have submitted an amended Call for Sites form for Land South of Priest Lane, Willingham CB24 5HZ (hereafter “the Site”) (HELAA Site ID: 115084).

This Site was submitted as part of the 2025 Call for Sites (CfS) with a proposed dwelling number of up to 125 units. The Site was given an overall suitability score of ‘Red’ owing to concerns around encroachment into the countryside, impact on landscape character and views and removal of existing vegetation.

Since the previous CfS submission, the landowners have changed and the Site is now actively being marketed to developers.

[REDACTED]

Site Location

The Site is located within the village of Willingham which is identified in the settlement hierarchy as a Minor Rural Centre. As a Minor Rural Centre, the village benefits from a well-established and diverse range of local services and facilities that support both existing and future residents. These include a primary school, early years provision, convenience retail with post office, a health centre, library, community facilities, and recreational spaces. The village is served by established and frequent bus services to Longstanton and Bar Hill and onto Cambridge City Centre. Swavesey railway station is located 5.7km from the village and can be reached by private vehicle or bus services.

The Site is partially previously developed land and partially greenfield. Importantly, the Site is not located with the Cambridgeshire Green Belt.

Whilst the site currently lies outside the settlement framework, it neighbours existing development and would represent a logical extension to the village whilst helping to meet the draft local plan’s significant housing requirements.

The Site is located wholly within Flood Zone 1. Any minimal surface water flooding can easily be designed out through the development process.



Bidwell House, Trumpington Road, Cambridge CB2 9LD

[REDACTED]

There are no protected trees or priority habitats located within the Site.

There are no major heritage concerns with development of this Site. The Site does not lie within a Conservation Area and is not in proximity to any listed buildings.

There are no key infrastructure or utilities running across the Site.

Proposed Uses

The Site is submitted to deliver up to 125 dwellings. The Site is proposed to comprise both market and affordable housing as well as accompanying uses such as public open space and biodiversity net gain. It is anticipated that BNG would be provided in the southern portion of the site.

The site relates well to the existing built form of Willingham and represents a logical and sustainable opportunity for growth, adjacent to established residential development. The land is well-defined by existing boundaries, including Priest Lane and existing vegetation, which provide a clear and defensible edge to the development parcel. Its scale and configuration allow for a sensitively designed scheme that can integrate effectively with the surrounding context while delivering much-needed new homes.

The village benefits from a well-established and diverse range of local services and facilities that support both existing and future residents. These include a primary school, early years provision, convenience retail with post office, a health centre, library, community facilities, and recreational spaces. The village is served by established and frequent bus services to Longstanton and Bar Hill and onto Cambridge City Centre. Swavesey railway station is located 5.7km from the village and can be reached by private vehicle or bus services. The site's proximity to local services and transport options makes it a highly suitable and deliverable location for development within the emerging local plan.

The landowners have confirmed that the Site is available for development in the next 0-5 years.

Access

An indicative vehicular access point is shown on the submitted location plan. Access to the Site is proposed from the adopted highway off Priests Lane, providing a clear and well-defined point of entry that integrates with the existing highway network and facilitates safe and efficient vehicular movements.

Summary

Whilst we do not object to housing in principle we object to the draft emerging local plan's over-reliance on large, infrastructure-dependent sites and failure to allocate smaller, sustainable rural sites like Land South of Priest Lane, Willingham. Separate representations have been made to draft policy S/DS as part of this consultation.

The Site is able to make any necessary improvements to local or national infrastructure arising through the proposals and provides a sustainable location for needed residential development.

Allocating this Site for residential development would support the delivery of homes in a highly sustainable location.

The Call for Sites submission is supported by the following information:

- Location Plan

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