BEN NELL FARM

LAND PROMOTION COMBERTON - CAMBRIDGE

An excellent residential development opportunity comprising 6.27 hectares (15.49 acres) with a proposed allocation for circa 90 dwellings in a desirable village location - West Street, Comberton, Cambridge, CB23 7EN
The Location

Bennell Farm is situated in a prime location adjacent to West Street (the B1046) in Comberton.

The development opportunity comprises 6.27 hectares (15.49 acres) surrounded by open countryside to its north, west and eastern aspects.

The village lies approx 5 miles from the centre of Cambridge and offers a popular location for those residents looking to live with close proximity to a world-renowned city whilst enjoying all the benefits of a rural village location which has a more relaxed pace of life.
HI1 (h)

Site location
A thriving village setting

Comberton is a village with a population of around 2,400 residents. Enjoying a rural location to the west of Cambridge, the village is home to a mix of architecture ranging from historical thatched houses through to modern homes on new estates. Within the village there are a few independent shops providing all the essentials required for modern living including a store/Post Office, dentist practice, hair salon, doctor’s surgery and Three Horseshoes pub/restaurant. The Meridian Primary School and Village College Academy provide education up to the age of 18 within the village. The Village College is located across the road from the development and is also at the heart of the community for villagers who don’t have children at the school, as it is home to state-of-the-art fitness suite, indoor/outdoor sports facilities and arts events.

The village is also within easy reach of all of the facilities and attractions of Cambridge and also other popular local destinations such as Cambourne, which is home to a large supermarket, a building society and various restaurants and Burwash Manor (Barton) - offering an eclectic collection of independent shops.
Situated on the B1046, Comberton is ideally located only minutes from junction 12 of the M11. Other major trunk road routes are also easily accessible such as the A428 to St Neots (joining with the A1 South), the A14 (serving the Midlands and East coast) and A10 to Royston and on to North London.

For rail users the mainline station in Cambridge provides regular services to London (King’s Cross/St Pancras and Liverpool Street), Stansted, Norwich and the Midlands and the North.
It is rare that such a prime location suitable for development becomes available in the locality. Plans are at an early stage of the design process but the owners are looking to secure partners so they can proceed and develop a final detailed masterplan for the development.

The initial indication for the development is circa 90 homes which will be carefully planned to ensure that they are low density to blend in with other properties within the surrounding area of Comberton.

### Time line

- **Nov 2014**: Consultation with Inspector
- **Spring 2015**: Feasibility/review period
- **Summer 2015**: Submission of planning application
- **Spring 2016**: Commence construction
Context of Development

It is recognised that there is growing demand for high quality housing in South Cambridgeshire and the villages surrounding Cambridge continue to be popular places to live. Toft and Comberton both fall into this category, benefiting from good existing infrastructure and excellent local amenities.

The proposed development will include an element of affordable housing, all set within the existing landscape of mature trees. A new access road will be built to facilitate easy access to the site and good links to the village.

A section 106 agreement will also ensure that the developers provide new community facilities. Discussions to date have mentioned a requirement for a football pitch with changing facilities and community parking which would also act as an overspill car park for the village college.
World renowned, the beautiful city of Cambridge is one of the UK’s most visited and loved cities. With an international reputation it combines academic excellence with innovation, architecture, commerce and culture. It has become a popular destination for visitors, students and businesses looking for high profile UK headquarters.

It is also a desirable place to live with its city centre green spaces, winding river, pubs, theatres, restaurants, international retailers and independent shops. The city centre and surrounding business parks are all in close proximity. It has a mainline station with frequent trains to London King’s Cross/St Pancras International, Liverpool Street and Stansted. It is also well served by major transport infrastructure including the M11 (London), A14 (the Midlands and East Coast) and A10. There are also 5 park and ride bus services serving the city and Guided Bus linking with village and towns to the north - such as St Ives and Huntingdon. Stansted Airport is easily accessible by car (approx 30 miles) and Cambridge Airport offers an ever increasing number of internal routes for both business and pleasure.

It is well acknowledged that Cambridge and the surrounding area will need to provide more housing to meet future demand. It currently has a population of around 115,000 with another 180,000 within a 13 mile radius. Key strategic measures are in place to ensure that the city can cope with continued growth in a sensitive manner, such as the East of England Plan which outlines a requirement of nearly 15,000 more houses to be provided in Cambridge by 2021. Only 5 miles from the city centre, the new proposed homes at Bennell Farm in Comberton will become an integral part of such plans.
In brief

This document is based on the site being in the proposed allocation for housing in the South Cambridgeshire Draft Local Plan and has an indicative allocation of circa 90 dwellings.

- The site extends to approximately 6.27 hectares (15.49 acres)
- It is located in Comberton – a sought after village location.
- It will provide much needed open market and affordable homes in a village location.

The development is
- 5 miles from Cambridge City Centre
- 30 miles from Stansted
- 3 miles to M11
- 6 miles to Cambridge railway station