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Planning Policy
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

14 March 2019

Re Call for Sites: Land at 110 Cinques Road, Gamlingay,

Dear Sir,

This call for site response is submitted on behalf of [REDACTED] who are the freeholders of the above referenced property, which is available and suitable for development.

The site is sustainably located close to a Minor Rural Centre and would have access to the facilities and services available in Gamlingay. It is also located within an established group of existing housing and would not be isolated in itself, but also in the context of paragraph 79 of the National Planning Policy Framework;

The application site is located approximately 0.4 km from the edge of the defined village limit of Gamlingay. The site is within a 'suburb' of Gamlingay in an area known as Gamlingay Cinques, and comprises well established housing around the nature reserve. There is a hard surfaced footway leading from the application site into the village, and there is street lighting outside of the site and along Cinques Road.

The application site currently is primarily used as a pony paddock and surrounds 110 Cinques Road. This large detached property sits between housing at East Lane and North Lane and that closer to the nature reserve. The relationship of the site to existing housing at Gamlingay Cinques is shown in the following extract from Google Earth:



The street scene along Cinques is mixed, with mid-twentieth century housing contrasting with older properties. This gives diversity in terms of building design and form, and this continues into Gamlingay centre.

The site is circa 3.13ha (7.73 acres) and could either be brought forward as a scheme of 7 dwellings along the road frontage of Cinques Road, see illustrative layout attached, or a larger scheme that developed the entirety of the site, which could deliver in the region of 30-40 dwellings.

Heritage Assets

The nearest designated heritage asset to the site is 1 and 3 The Cinques (Grade II). The property's significance derives primarily from its construction and architectural styling, its setting is considered to be its immediate vicinity only. There is clear separation from the site in question and its redevelopment wouldn't impact on the setting or significance of the Listed Building.

Access

The site is connected by pavement to all the services in Gamlingay, which is only 0.4km away. Appropriate access can be achieved from Cinques Road and the required site lines provided, as shown on the illustrative layout provided.

Ecology and Biodiversity

The site has been used for grazing ponies, which have a detrimental impact on the biodiversity because they keep grass short and deter habitats from being established. The redevelopment of the site therefore offers the opportunity to improve the biodiversity of the site.

Landscape Impact

The site is well contained by existing development and the boundary is defined by well-established vegetation that could be retained as part of any development scheme. As such new development on the site will assimilate well into the surroundings.

Flood Risk

The site is within Zone 1. It is therefore not within a flood risk area, either from main water courses or surface water, as demonstrated on the attached extracts from the Environment Agency Flood Maps. The development would incorporate a sustainable drainage system, further details of which could be the subject of a planning condition

Summary

As set out above the site is considered to be in a sustainable location and is unencumbered by onsite constraints. It is therefore both suitable and available

Yours sincerely



Samuel Bampton