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Sent by email only to: localplan@greatercambridgeplanning.org

Dear Sir or Madam

**Greater Cambridge Local Plan: The First Conversation
Regulation 18: Issues & Options Submission: Land North of Wilson's Road, Longstanton**

I write in relation to my client, [REDACTED] site at Land North of Wilson's Road, Longstanton, Cambridgeshire. This submission follows a previous submission made in March 2019 as part of the Greater Cambridge Local Plan 'Call for Sites and Broad Locations' exercise. We support the inclusion of the site as a housing land allocation within the emerging Greater Cambridge Local Plan.

My client welcomes the opportunity to comment on the Greater Cambridge Local Plan: The First Conversation and considers that their site at Wilson's Road, Longstanton can deliver a comprehensive development of market and affordable housing to meet the needs and aspirations of the local area over the plan period. The site is situated in a suitable and highly sustainable location in respect of the existing settlement form and there are no technical or environmental (built and natural) constraints that would preclude the development coming forward.

The allocation of this site would provide a sustainable extension to the settlement in this location but also provide a site that is able to benefit from additional services and facilities being delivered at Northstowe. Its allocation would provide a proportionate scale development, providing an uplift in the socio-economic benefits to the area and important investment and delivery of both market and affordable housing delivery in this part of the district.

The Greater Cambridge Local Plan explores a series of big themes that will underpin the decisions about where homes, jobs, and infrastructure should be located, and consequently what spatial development strategy the Greater Cambridge Shared Planning Service should adopt. The inclusion of these 'big themes' that will influence how jobs, homes, and infrastructure are delivered are strongly welcomed.

The draft Local Plan's strong focus on climate change, biodiversity & green space, wellbeing & social inclusion, and making great places provides an excellent framework and starting point within which consideration should be given to prospective sites.

Of particular significance is the level of housing required, which should be set at a level that seeks to meet the demand created by the concentration of jobs in the Greater Cambridge area, and the spatial strategy. A key consideration will be how to accommodate sustained high growth, while keeping Greater Cambridge special.

My client supports a blended strategy (as advocated in the Cambridgeshire & Peterborough Independent Economic Review (CPIER)) and one that focuses on sustainable locations that are well-connected or have the potential to be connected to high quality public transport, while recognizing that a range of sites is required to aid deliverability and to ensure that all villages can grow in a sustainable manner appropriate to their size and scale.

The accompanying document submission provides a response to the following questions:



- Q6: Do you agree with the potential big themes for the Local Plan?
- Q7: How do you think we should prioritise these big themes? Rank the options 1-4 (1 – Most Preferred 4 – Least Preferred)
- Q40: how flexible should the Local Plan be towards development of both jobs and homes on the edge of villages?
- Q42: Where should we site new development?
- Q47: What do you think about growing our villages?
- Q48: What do you think about siting development along transport corridors?
- Q49: Do you have any views on any specific policies in the two adopted 2018 Local Plans? If so what are they?
- Q50: What do you think should be in the next Local Plan? Are there issues, ideas or themes that you don't feel we have yet explored?

Site Description

The site is located on the south-western side of Longstanton. It is made up of 3 agricultural fields all located off Wilson's Road totalling circa 4.7ha (11.6 acres) with the largest field being 3.8ha (9.4 acres) and containing a number of existing agricultural buildings and hardstanding.

All parcels adjoin existing built development, with 2 of the 3 adjoining the settlement boundary of Longstanton. All land parcels have defined boundaries formed by trees, hedgerows and built development and so are considered to be well-contained on all sides. The land is not within the Green Belt and the topography across the site is flat. The main land parcel is surrounded on three sides by existing residential development with properties on St Michaels, Thatcher's Wood and Wilson's Road containing the site but benefitting from being well screened also as a result of the existing vegetation. The site's containment and relationship to the village means that impact on the landscape is not considered to be significant with site being contained by both built and natural features. To the west the site adjoins land being used for landscaping and sustainable drainage associated with Northstowe, hence does not form part of open countryside as such. The backdrop to this site will be the Northstowe development, hence its impact on the open countryside is very limited.

The site is located entirely within Flood Risk Zone 1 (lowest risk). Some surface water risk does exist onsite; however, appropriate design and mitigation can be implemented to ensure appropriate run off and can be used to create green and blue infrastructure onsite. There are no listed buildings or conservation areas on site. The Longstanton Conservation Area is located to the south-east of the site largely covering a collection of listed buildings around the Church along St Michael's Lane.

The site is located in a very sustainable location with good access to local services and facilities in the local area including a large convenience shop; a post office; a fish and chip shop; a pub; a school; a doctors; 2 dentists; a nursery; along with very good public transport links. The site lies within walking and cycling distance to a neighbourhood centre and primary and secondary schools in Northstowe as identified on the Northstowe Masterplan. Additionally, the caravan park to the west already forms a potential development limit for the settlement.

Access can be taken from Wilson's Road, which will require some upgrading. There is sufficient land within the highway to be able to do this. With the new realignment of the A14 south of Huntingdon, the road network in this part of South Cambridgeshire will be much less congested than it was previously allowing vehicular movement into Cambridge and north to Huntingdon and Peterborough. Proximity to the Bar Hill junction and the upgrades to the road network are one of the key reasons for the allocation of the Northstowe development. Proximity to services and facilities will mean that this development is largely self-sufficient by non-vehicular modes of transport.

The proximity of the site to Northstowe is a key additional benefit of the development. Whilst it relates to and will be largely served by Longstanton, which has significant services and facilities, because of the pedestrian and cycle links being implemented through the Northstowe Masterplan, the development site and its residents will be able to benefit from numerous additional services, facilities and green space. Additionally, the guided busway provides a sustainable transport link into Cambridge, which is also in close proximity. Northstowe dominates the local area from all sides of the village, whether it be sustainable drainage and road infrastructure to the west or physical development north, south and east. This site has the opportunity to benefit from the development without causing any potential harm.

We believe that the site provides the opportunity to deliver the following key characteristics: -

- A size, layout and configuration capable of supporting a sustainable housing scheme of approximately 100 homes providing the ability to meet a range of housing needs, including 40% affordable homes on site;
- A landscape buffer and planting can be provided on the site's western edge to screen views and to enhance the defensible boundaries to the west of the site;
- Areas of public open space will be provided to deliver amenity areas for prospective residents and also to deliver biodiversity preservation and enhancements;
- Enhancements to the existing landscape features located on the site's boundaries;
- Appropriate vehicular access can be taken from Wilson's Road;
- A high standard of design that protects and enhances the local area's setting and character;
- A development scheme that reduces the need to travel by vehicle based on the proximate services and facilities.

The site is considered to be a logical extension to the Longstanton with the potential to be designed in a manner which will enable it to be largely enclosed on all sides and visually incorporated within the landscape.

In accordance with the definition provided within Annex 2 of the NPPF 2019, we believe that the site can be considered as a **Deliverable** residential development site on account of:

Suitability

The site is located in a suitable location for residential development. As identified above, a sustainable development can be delivered at the site with pedestrian and cycle access to existing services, facilities and public transport. A suitable access can be provided from existing highways and there are no technical constraints which would preclude the development of the site for residential use. A sympathetic layout can also be delivered which reflects the character of the area.

Availability

The site is available for residential development now as there are no legal or ownership constraints.

Achievability

It is a viable housing development that can be delivering housing within the next 5 years. The site is considered to be achievable for residential development now as there is a realistic prospect that the site can deliver new homes within the next 5 years.

Deliverability Conclusion

The site can be considered a deliverable, residential development site and we can provide 100 new homes, including 40 affordable during the plan period.

Delivery Timescales

Provided that the Local development scheme is adhered to and the site is allocated it is envisaged that first dwelling completions on the site could take place in the monitoring year 2022/23 as set out in Table 1 below.

Other than the delivery of the site's initial infrastructure there are no other major infrastructure works that need to take place prior to the commencement of new homes on the site. Accordingly, the development could commence within a year of the determination of a planning application.

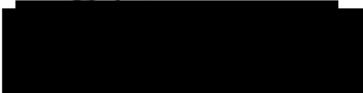
Due to the site's size, this site can be delivered quickly as it will only require one selling outlet onsite. The table below provides the site's cumulative dwelling delivery projection per annum that the Council has used within their housing trajectory.

Table 1: Housing Delivery

Year	No. of Homes Cumulatively
2020/2021	
2021/2022	
2022/2023	10
2023/2024	36
2024/2025	36
2025/2026	18
2026/2027	

This letter should be read in conjunction with the completed forms, Site Location Plan and SHELAA response form that accompany this submission. I trust that the information submitted is sufficient for your purposes but should you require any additional information, please do not hesitate to contact me.

Yours faithfully


Shannon Hubbard
Planner
Cambridge Planning

Enc: Completed Forms
Site Location Plan
SHELAA Response Form
Land Owner Confirmation

Cc: William Nichols, Strutt & Parker, Joe Worboys, Strutt & Parker 