

Your ref: Call for sites – Greater Cambridge Plan
Our ref: RS/45935
DD: [REDACTED]
E: [REDACTED]
Date: 25/03/2019

South Cambridgeshire District Council
Call for Sites Consultation
Planning Policy Team
Cambourne Business Park
Cambourne
CB23 6EA

Dear Sir/Madam

**CALL FOR SITES AND BROAD LOCATIONS SUBMISSION
LAND SOUTH OF WEST STREET AND WEST OF SOUTH STREET, COMBERTON**

Thank you for the invitation to respond to the Call for Sites and Broad Locations in respect of the emerging Greater Cambridge Plan.

This submission is made on behalf of Davidsons Developments Ltd and comprises the following documents:

1. CFS Response Form – Land south of West Street and west of South Street, Comberton
 - a. Site Location Plan - Land south of West Street and west of South Street, Comberton
 - b. Concept Masterplan - Land south of West Street and west of South Street, Comberton
2. CFS Response Form - Land south of West Street, Comberton
 - a. Site Location Plan – Land south of West Street, Comberton
 - b. Concept Masterplan – Land south of West Street, Comberton
3. Constraints and Opportunities Plan prepared by Nineteen47
4. Transport Feasibility Note prepared by M-EC
5. Flood Risk Feasibility Note prepared by M-EC
6. Agreement from the landowner

Davidsons Developments Ltd (“Davidsons”), a high-quality housebuilder, have an interest in land to the south of Comberton (see Site Location Plan dwg no. 52.743) which they are promoting for residential development. We are not aware of the site being previously promoted through the Local Plan process.

Land south of West Street and west of South Street (“the Wider Site”)

Davidsons’ overall land interest comprises 27ha of arable agricultural land to the south of Comberton. The land is under a single ownership and is available for development now.

The land sits outside the Development Framework for Comberton and is Green Belt. However, Comberton is considered to be a sustainable location for growth and has a role to play in meeting local housing needs and those for the wider district. As outlined in the accompanying Transport Feasibility Note, the site is in walking and cycling distance of Comberton’s services and facilities.

John Ormond House, 899 Silbury Boulevard, Central Milton Keynes MK9 3XJ
T: 01908 202190 E: info@bidwells.co.uk W: bidwells.co.uk

A Concept Masterplan has been provided to show the potential of the wider site to accommodate around 600 dwellings overall, with new accesses provided off West Street and South Street. This is supported by a Constraints and Opportunities plan, with further detail on access and drainage principles within the accompanying technical notes.

In considering the proposed scale of development, a smaller site area has also been identified. This could come forward as a smaller independent development. Further detail is provided below.

Land south of West Street

The site comprises an L-shaped field of approximately 8.5 hectares of arable land (see Site Location Plan dwg 52.769). The site is bounded by West Street (B1046) to the north, by Cambridge Meridian Golf Course to the west, by further agricultural fields to the south, and by residential dwelling and garden, with Comberton Sports and Arts College beyond, to the east.

A Concept Masterplan has been prepared to demonstrate how around 150 dwellings can be accommodated on the site, alongside new public open space and green infrastructure. This equates to an average net density of 30 dwellings per hectare. In response to the edge of village location and the rural landscape setting of Comberton, the Concept Masterplan incorporates the following core principles:

- Frontage development to West Street including a 'gateway' feature defining the entrance to the village from the west;
- The building line is informed by the existing bungalow to the west;
- A 'village green' feature is positioned immediately within the scheme so that all/most residents will pass through this feature;
- A corridor for new planting is provided parallel to the existing PROW to the west, to provide an attractive walking route and a soft, outward looking edge to the scheme;
- East-West streets have feature trees positioned at the head of the street on the western end;
- 'Edge greens' are proposed at the southern boundary to aid the transition from urban to rural, these spaces break up the built form and allow the green spaces to permeate through to create a softer edge.
- Visual links are made to the countryside beyond as you progress southwards down the streets.

The accompanying Transport Feasibility Note confirms that a safe and suitable access can be achieved from West Street to accommodate around 150 dwellings. The note also includes an accessibility assessment of the site, which shows that the majority of the facilities within Comberton are located within walking and cycling distance of the site. It is not foreseen that any highways impact brought about by the proposed development cannot be suitably mitigated to cater for the increase in traffic flows.

The accompanying Drainage Note confirms that the site is located in Flood Zone 1 and that there are no overriding flooding or drainage constraints to development.

Conclusion

Overall, there are no overriding constraints to bring the land forward for development either as a whole, or in part. The sites are suitable, available and deliverable for residential development within the next five years.

We look forward to reviewing your assessment of the site in due course. If you require any further information to aid your assessment, then please do not hesitate to contact me.

Yours sincerely,



Rebecca Smith, AssocRTPI
Senior Planner