

GREATER CAMBRIDGESHIRE PLANNING STRATEGIC HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

CALL FOR SITES AND BROAD LOCATIONS

NEW SITE PROPOSAL: LAND OFF HIGH STREET, LITTLE EVERS DEN

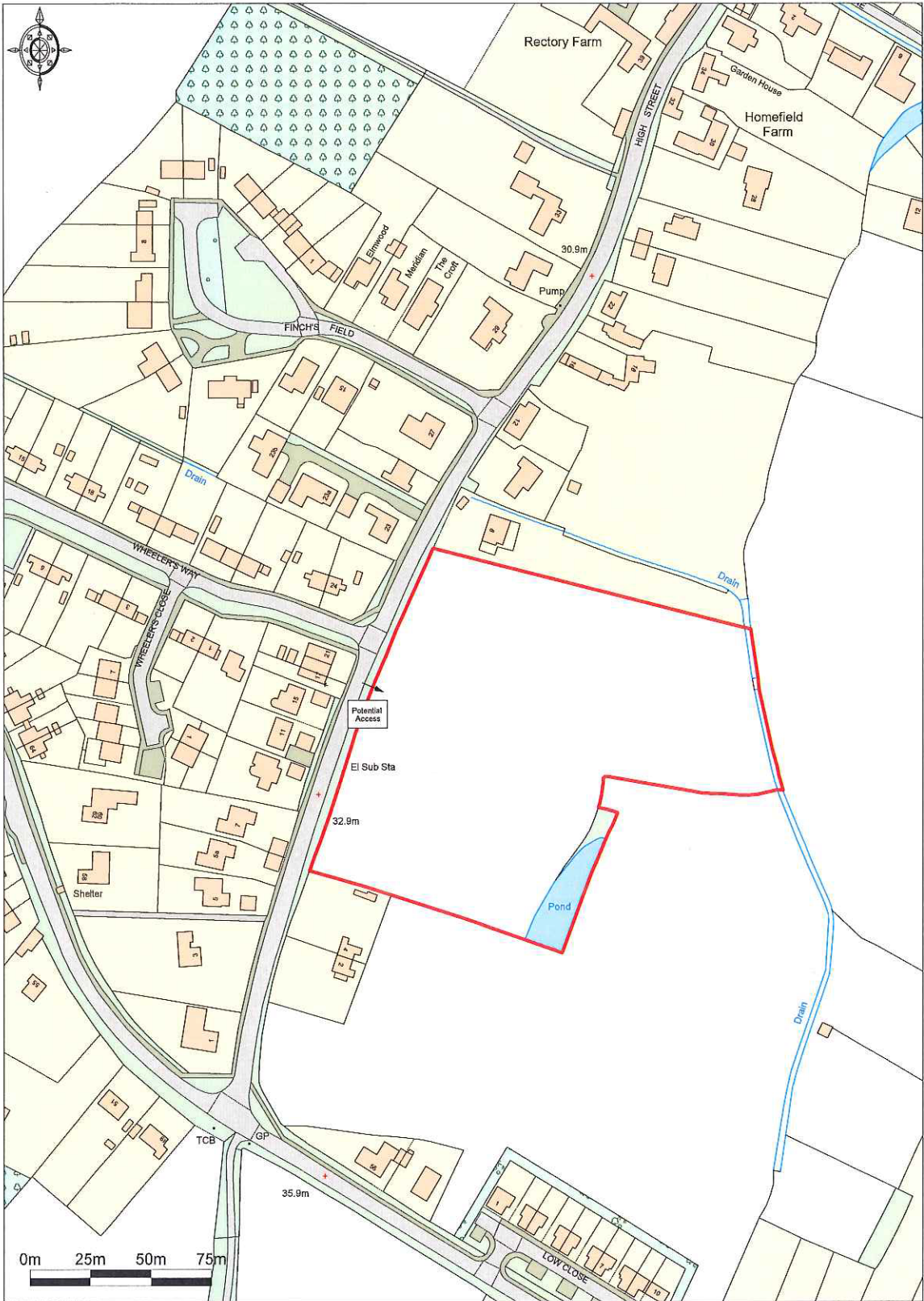
March 2019

1. We act for [REDACTED] and [REDACTED] in respect of land off High Street, Little Eversden which we submit as a potential residential development site.
2. The proposed site lays off High Street and is very well related to the settlement. The site extends to approximately 1.88 hectares as shown edged red on the plan **attached** at Appendix 1. We estimate that the site will accommodate between eight and thirty dwellings depending upon the nature of development agreed, and it is envisaged that development would be a low density with a strong landscaping scheme to enhance the already strong landscape boundaries bordering Open Countryside – Please see the aerial image bellow:



3. As part of any development scheme there is an opportunity to provide land for open space/community facilities. Community facilities could be integrated within the scheme and open space could incorporate the existing wildlife/landscape features which will provide an improved environment within the village confines and also enhance biodiversity. We would welcome the opportunity to discuss this further with the Local Authority and the Local Community.
4. It is recognised that Great and Little Eversden are attractive and historic villages and therefore the character of the local vernacular and building materials will need to be reflected in the design of the dwellings. It is envisaged that the scheme will comprise a mix of high quality housing and affordable housing to meet local needs.
5. Design will need to be carefully considered and it is envisaged that the scheme on the site will display the following design principles:
 - Reflect character and materials of the traditional vernacular of the Eversdens
 - Front directly onto internal streets or be slightly set back behind green spaces.
 - Preserve the rural setting and environment of the village, including a comprehensive landscaping scheme with tree species/hedge species used where appropriate and traditional materials used in boundary treatment and hard landscaping.
 - General street and domestic paraphernalia will be limited to avoid an urbanised feel to the development.
6. We are not aware of any constraints to development and we have summarised the key technical issues for consideration below:
 - Flood Risk – the site lays within Flood Zone 1 as shown on the plan **attached** at Appendix 2.
 - Contamination – the site has been in agricultural use and therefore there is unlikely to be any contamination.
 - Highway – access can be achieved onto High Street with adequate visibility splays. The access lays within the current 30mph speed restriction zone.
 - Landscape Impact – a comprehensive landscaping and tree planting scheme will minimise any impact on the open countryside, improved biodiversity and provide an attractive setting within the village.
 - Heritage – there are no Listed Buildings adjacent to the site and the site does not lay within a Conservation Area. Therefore it is expected that any impact on heritage assets will be minimal.
 - Services – We understand that all services are available to service the development.

APPENDIX 1



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APPENDIX 2



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
537285/253025

Scale
1:2500

Created
13 Mar 2019 4:21

