

# Land at Manor Farm, High Street, Graveley

ON BEHALF OF DAVID MOORE



## GREATER CAMBRIDGE ISSUES AND OPTIONS CONSULTATION



SITE AREA

3.5HA



CURRENT LAND USE

AGRICULTURE



EST. NUMBER OF UNITS

25-50



FLOOD ZONE

1

## PROXIMITY TO LOCAL SERVICES



NEAREST SCHOOL

3.7m



NEAREST GROCERY SHOP

3.8m



NEAREST MEDICAL CENTRE

3.8m



NEAREST PUB/RESTAURANT

0.2m



NEAREST BUS STOP

<0.1m



NEAREST VILLAGE HALL

<0.1m



### Availability of the Site

We can confirm that there are no legal or ownership impediments to development at the site. Our client is the sole land owner and they are wholly supportive of the site coming forward for development.



### Deliverability and Viability of the Site

The viability of the site is bolstered by several factors. First, the majority of the site is greenfield which means that the build costs are low in comparison to a previously developed site. This also means that there is a lower risk of abnormal costs such as contamination. The area in and around Cambridgeshire benefits from a strong housing market. As such, it is considered that the site is viable and highly achievable.



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### Suitability and Constraints of the Site

A preliminary ecological appraisal would accompany any planning application along with any recommended protected species surveys to ensure the biodiversity of the site is enhanced and biodiversity net gain achieved. Paragraph 84 of the NPPF states that previously sites which are physically well-related to existing settlements should be encouraged. With this in mind, we consider this site presents an excellent opportunity for re-development.



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### Proximity to Local Services

The site is in close proximity to the village hall and the local pub. Additionally, site is very close (<0.1m) to the nearest bus stop, however this appears not to run any regular services. Graveley has had a declining population over recent years and the proposed site will provide well-related new housing to meet local aspirations for further growth in the village, which will sustain its continued vitality.



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### Potential Yield

We consider that comprehensive development of the site could accommodate 25-50 dwellings. Paragraph 72 of the NPPF states that the delivery of large numbers of new homes can be best achieved by significant extensions to existing villages. Additionally, Paragraph 78 states that housing should be located where it will enhance the vitality of rural area. P.64 of the National Design Guide states that well-designed new development makes effective use of land with a mix of open space that optimises density.

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### Access to and from the Site

The site benefits from an existing access onto High Street. It is considered that adequate visibility splays can be achieved in both directions and development of the site is not anticipated to be of detriment to highway safety. We would be happy to provide details regarding how access arrangements may work should the Council deem this necessary.

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### CONTACT DETAILS:

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