

SITE PROMOTION DOCUMENT

FOR



REGARDING

Land at Oak Tree Cottage, Cambridge Road, Caxton, CB23 3PH

Pegasus Group

Suite 4 | Pioneer House | Vision Park | Histon | Cambridge | CB24 9NL

T 01223 202100 | **W** www.pegasusgroup.co.uk

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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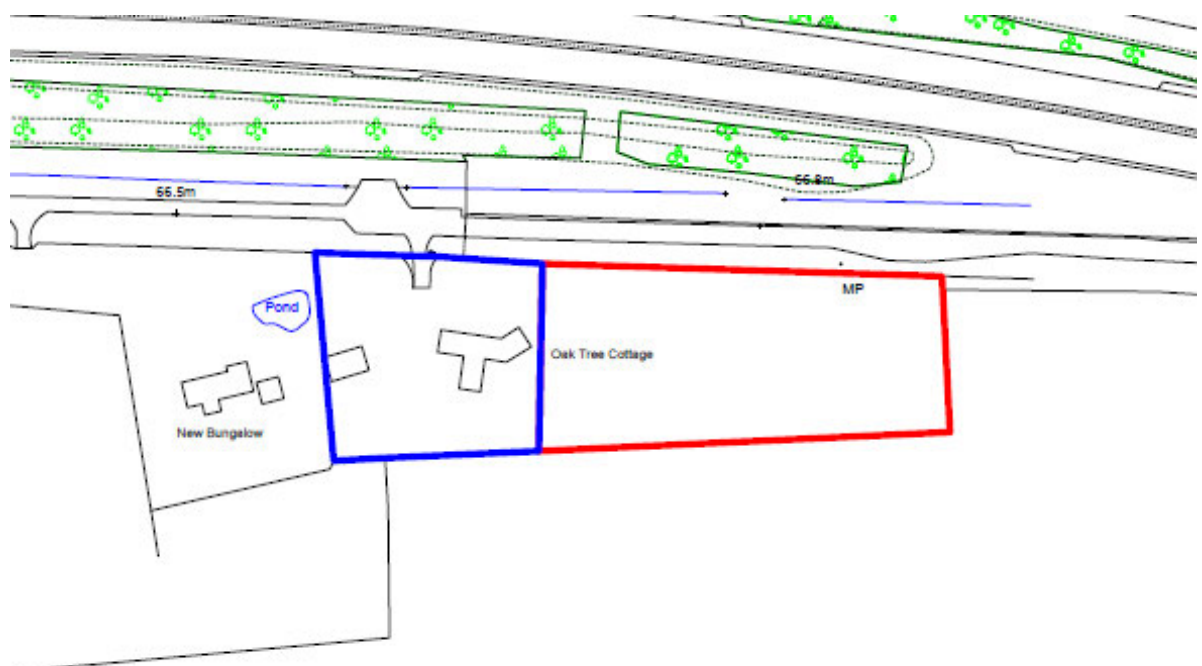
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1. INTRODUCTION

- 1.1 This Promotion document has been prepared by Pegasus Group, on behalf of 
, who are actively promoting land at Oak Tree Cottage, Caxton. The land is in the ownership of our clients.
- 1.2 This document has been produced in response to South Cambridgeshire District Council's call for sites process, identifying potential locations for development in Greater Cambridge. A completed submission form and a site location plan is enclosed with this document.
- 1.3 This document outlines the inherent sustainability of delivering development at both sites and how any development can successfully help deliver a high-quality residential scheme capable of contributing towards the housing need of the Greater Cambridge district.
- 1.4 The call-for-sites process is first stage of the early review of South Cambridgeshire District Council's and Cambridge City Council's Local Plans that were formally adopted in September 2018. This early review is a requirement of Policy S13 and will result in a single Local Plan that will direct development proposals across both the District and City Council areas.

2. THE SITE

- 2.1 The development site is located to the east of Caxton Gibbet. The site surroundings are currently arable fields. Approximately 350m south of the site is the Swansley Wood Farmhouse and associated buildings. West of the site are two neighbouring bungalows, one of which is the main property, Oak Tree Cottage. Beyond these cottages is a self-storage business. The site's location is currently classed as countryside.
- 2.2 The vehicular access to the site is via Cambridge Road, which is a no-through road that is adopted highway. The road is accessed off the A1198 (Ermine Street). Access to the site is gained via the driveway serving Oak Tree Cottage. The A428 runs to the north of the site – separated by Cambridge Road, boundary trees and some land.
- 2.3 The site comprises an area of approximately 0.56 ha, and is roughly rectangular in shape. The northern boundary of the site consists of a row of trees. To the west of the site is the main property, Oak Tree Cottage. The eastern and western boundaries of the site abut on to what is currently open countryside, which has extant outline planning permission for the development known as 'Cambourne West' (ref: S/2903/14/OL).
- 2.4 The site itself is currently in use as a garden and has been used as such for the past 20 years by the clients since they moved into Oak Tree Cottage.



3. PLANNING POLICY CONTEXT

The National Planning Policy Framework

- 3.1 The Framework (2019) states, at paragraph 16, that local plans should be prepared with the objective of contributing to the achievement of sustainable development, and be prepared positively in a way that is aspirational but deliverable.
- 3.2 Paragraph 67 of the Framework states that policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. The Framework recognises the important contribution that small sites can make towards meeting the housing requirement of an area. Paragraph 68 (a) of the Framework states that Local Planning Authorities (LPA's) should identify sufficient land through the development plan to accommodate at least 10% of their housing requirement on sites no larger than one hectare.

The Development Plan

- 3.3 The relevant documents in the South Cambridgeshire Council development plan are as follows:
- South Cambridgeshire Local Plan (September 2018) – this document sets out the strategic policies for development in South Cambridgeshire.
 - Adopted Policies Map (September 2018) – this illustrates geographically the application of spatial policies in the development plan.
- 3.4 Cambourne is categorised as a Rural Centre in the South Cambridgeshire Local Plan (Policy S/8). Rural Centre is the highest classification of settlement in the South Cambridgeshire Local Plan, reflecting access to facilities which allow residents to carry out most day-to-day activities, making the settlement the most sustainable locations for development. Cambourne Parish Council voted in March 2019 to become Cambourne Town Council, reflecting the growth that has occurred through the development of the villages which comprise the overall community of Cambourne.
- 3.5 The adopted Policies Map reveals that the site is located outside of the development framework. However, the site is directly adjacent to the Cambourne West development, which has extant outline planning permission. The

development is also part allocated (SS/8). The site is not covered by any relevant policies.

3.6 The Council’s housing growth strategy in the adopted Local Plan and the superseded Core Strategy is/was heavily reliant on the allocation and timely delivery of large-scale strategic sites, with growth at the edge of Cambridge and in new settlements. This is shown in the table below:

	Existing Completions and Commitments (both areas)	New Sites Cambridge	New Sites South Cambs	TOTAL	%
Cambridge Urban Area	5,358	1,470	0	6,282	19
Edge of Cambridge	11,370	890	410	12,670	35
New Settlements and Cambourne West	3,445	0	4,610	8,055	23
Rural Area (including windfalls)	7,284	0	936	8,220	23
TOTAL	27,457	2,360	5,956	35,773	100

3.7 The delivery challenges facing strategic sites has led to considerable delays in the delivery of much needed housing growth, with larger developments still being built out. The two new settlements at Waterbeach and Bourne Airfield, as well as the planned urban extension at Cambourne West, have all slipped in relation to the anticipated trajectory. This has meant the Council has relied on Rural Settlements and Minor Rural Settlements for allocations and windfalls for its current commitments.

3.8 Moving forward, it is clear that smaller scale development sites will need to be allocated via the Local Plan alongside larger sites in order to achieve a balanced and robust delivery strategy. The submission site represents an ideal opportunity to meet the requirements set out in the Framework and boost short-term delivery. The small size of the site, in addition to its immediate availability, means the dwellings would be delivered on the site rapidly subsequent to planning permission. The deliverability of small sites is an important benefit and can supplement the delivery of bigger sites which have a slower lead-in period. As explained below, development on the site would not have any significant adverse impacts and would therefore represent sustainable development.

4. SETTLEMENT SUSTAINABILITY

4.1 The proposed development site will have access to the everyday services and facilities needed. The following table provides an overview of the facilities, services and transport links serving the site, taking into account the transport links through to Cambourne which will be provided by the Cambourne West development.

Table 1 – Distance and Travel Time to Local Services and Facilities

Service	Closest facility	Approximate travel time from the site (utilising Cambourne West cycle/foot paths)
<i>Education</i>		
Pre-School	The Blue School Eastgate, Great Camborne, CB23 6DZ	Approximately 3 minute drive from the site. There will be the ability to walk or cycle to the site.
Primary School	Monkfield Primary School School Lane, Great Cambourne, CB23 5AX	Approximately 10 minute cycle, or 25 minute walk.
Secondary School	Cambourne Village College Sheepfold Lane, Cambourne, CB23 6FR	Approximately 5 minute cycle, or 10 minute walk.
<i>Retail and Services</i>		
Retail	Costcutter – 105 Cambridge Road, Caxton Gibbet Morrisons – Broad Street, Cambourne Co-Op Food & Grocery Store – 35 School Lane, Lower Cambourne	Approximately 5 minute cycle, or 13 minute walk. Approximately 10 minute cycle, or 16 minute walk. Approximately 15 minute cycle and 20 minute walk.
Services	There are other shops located close to the site. Caxton Gibbet Park has a McDonalds, Costa Coffee, Subway, Spicebox and Deli2Go. Cambourne also contains a variety of services, including Dominos, Greens Café, Monkfield Arms and Home Bargains.	Approximately 5 minute cycle, or 13 minute walk.
<i>Community Facilities</i>		
Community Facilities	The Hub High Street, Cambourne Cambourne Library Sackville Way	1.3 miles 1.2 miles

	Allotments Greenbank	1.1 miles
Religious Facilities	Cambourne Church Centre Jeavons Lane	1.3 miles
<i>Healthcare</i>		
Doctors surgery	Monkfield Medical Practice Sackville Way	1.2 miles
Hospital	Addenbrookes Hospital Hills Road Cambridge Cambridgeshire CB2 0QQ	15 miles
<i>Employment</i>		
Cambourne Business Park	Cambourne Business Park contains several organisations and businesses, including SCDC's offices, Citrix, Regus, Netcracker, EEF Ltd, Mediatek and Vinci Construction.	

Table 2 – Public Transport Services

Transport Connection	Travel Time from the site
Bus Connections	
Citi 4 – Cambourne to Cambridge via Hardwick. Every 20 minutes Mon – Sat, hourly on Sun	Approximately 0.8 miles
Cambourne West will allow have a bus service travelling through it, making travel by bus easier	
Rail Connections	
Cambridge North Station 450 space car park, 1000 space cycle store	13 miles
Cambridge Station 374 space car park, 2850 space cycle store	12 miles
Huntingdon Station 310 space car park, 370 cycle parking spaces	9.2 miles
St Neots Station 349 space car park, 84 cycle parking spaces	7.4 miles

The tables above show that Cambourne would provide a range of essential services and facilities. Access to these services is available through sustainable means of transport. There are also bus services to Cambridge City Centre and access to train stations which would allow travel to wider areas.

5. SITE CONSIDERATIONS

5.1 The following section provides a desk-based review of technical considerations and potential constraints which would need to be considered at this early stage and be positively addressed via a future planning application.

Flooding and Drainage

5.2 The site falls within Flood Zone 1, as such, it is at a low risk from flooding. There are no known issues which would prevent the implementation of a drainage strategy to deal with any risk of surface water flooding.

Access

5.3 The site would deliver five new dwellings. It is considered that the additional traffic produced by the development would not have an adverse impact on local traffic conditions. The access road for the site currently serves three dwellings and a commercial unit. The road has the capacity to manage the additional traffic flow which would result from five new dwellings.

Ecology

5.4 A future planning application for the site would be supported by a robust Ecology Appraisal to establish whether there are any species or habitats on-site. The Appraisal would also advise what measures can be included in the scheme to deliver ecological enhancements.

Heritage and Archaeology

5.5 There is a Grade II listed mile post located approximately three metres to the north of the development boundary. There are no other listed structures in close proximity to the site. The development would not have an adverse impact on any designated heritage assets.

Trees

5.6 There are no TPOs on or in close proximity to the site. Any vegetation on the site would be retained as far as practically possible, and any removals would be replaced with new planting to ensure any development delivered a net gain in trees.

6. JUSTIFICATION FOR ALLOCATION

- 6.1 It is considered that there are two matters which would justify the allocation of the site for residential development.
- 6.2 Firstly, Policy H/16 in the new South Cambridgeshire Local Plan permits new development in residential gardens where it would not cause harm to the character of the local area, in line with paragraph 70 of the NPPF 2019. H/16 requires that development should not have an adverse impact on matters including: local character; amenity of neighbours; design; access and parking; biodiversity; and heritage assets. A development of around 5 dwellings can be adequately accommodated so as not to cause significant harm to these interests.
- 6.3 The second matter which would justify the allocation of the site for development is the extant outline planning permission for the development of 'Cambourne West,' which comprises 2,350 new dwellings and a mix of employment, retail and other uses (ref: S/2903/14/OL). This permission is in the process of being implemented, with pre-commencement conditions being discharged. Cambourne West's boundary adjoins the proposed site's eastern and southern boundaries, and extends west to the A1198. Taking into account the allocation of that site, the fact that conditions attached to the outline permission are currently being discharged, and that the development is being brought forward through a joint venture between Taylor Wimpey and Bovis Homes which are national housebuilders, we can be certain that the development will be delivered, and will set the context for the allocation of this site.
- 6.4 The build out of Cambourne West will therefore result in a dramatic change to the nature of the area in which the proposed development site is located. The local area will have a residential character, with sustainable access links to Cambourne and links to schools, employment opportunities and other services and facilities. There is a proposed bridleway adjacent to the site's boundary, which would allow convenient pedestrian and cycle access to Cambourne. The layout of the proposed allocation would include a cycle and pedestrian route into Cambourne West which would allow access directly to Cambourne from the site using the bridleway and residential streets. As a result, the proposed development would facilitate access to public transport, strengthening the site's links with Cambridge, St Neots and Huntingdon as well as wider areas.

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- 6.5 Taking these two factors into account, it is considered that residential development on the site is acceptable in principle. Notwithstanding this matter, there are no major constraints which would prevent development of the site.
- 6.6 As has been discussed in the previous section, there are no physical constraints on the site which would have an impact on development of the site. The site is in Flood Zone 1, so there is no potential flood risk. Additionally, there are no issues with regard to drainage, contamination, biodiversity, heritage, the Green Belt or other environmental constraint. Key utilities are available on the site which would ensure there is no constraint to development.
- 6.7 The balance is therefore in favour of the benefits that development of the site would bring, through the delivery of five new dwellings. The estimated number of dwellings has been chosen to ensure that new development would be in keeping with the existing character of the area.
- 6.8 As confirmed on the Call for Sites From, the site is available for development. The small size of the development and the fact that there are no known issues which would affect delivery means that there would be quick delivery of development on the site, subject to the grant of planning permission. It is estimated that development at the site could be completed in under 6 months following a formal allocation and approval of all the necessary planning applications.

7. SUMMARY

- 7.1 The availability and deliverability of the site is a benefit in favour of allocating the site for development. The site's proximity to Cambourne means the site is attractive in terms of accessibility to services and facilities, as well as the accessibility of the site via public transport. This is supplemented by the planned Cambourne West development which would increase the accessibility and sustainability of the site.
- 7.2 It is considered that the development of this site for residential purposes would assist the Council in providing housing through small sites in a logical and sustainable manner. Development of the site would appear as a continuation of the existing residential development, and would not be in conflict with the character of the area or appear isolated. Further, the evolving Cambourne West development would have the effect of surrounding the site with residential development, negating its current countryside location.