



# LONG LANE FOWLMEERE

PROMOTIONAL  
DOCUMENT

PREPARED BY PEGASUS GROUP ON BEHALF OF  
CLARENDON LAND & DEVELOPMENT LTD.

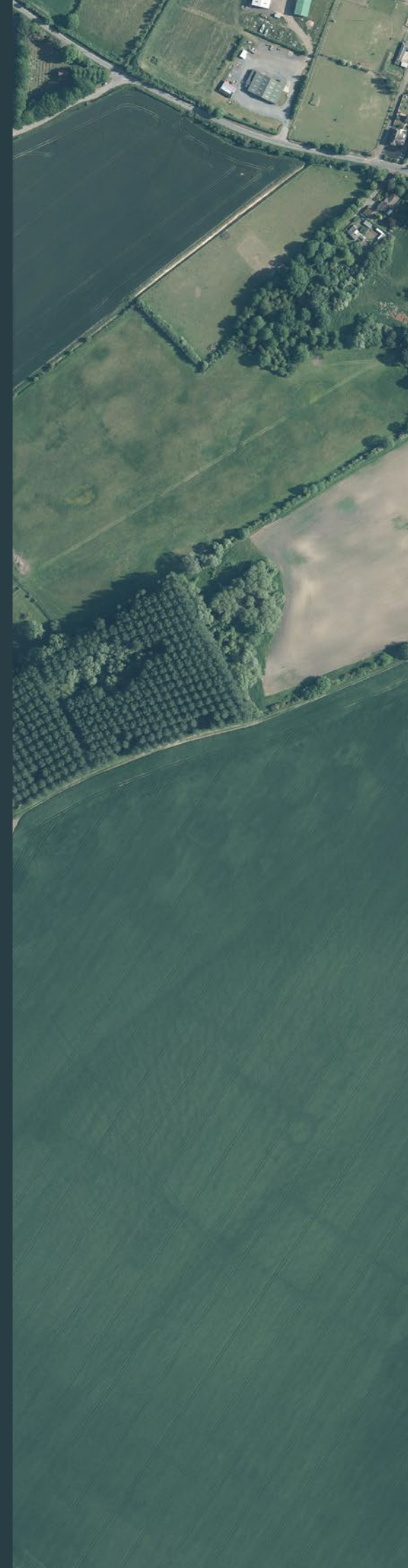
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Prepared by Pegasus Group on behalf of **Clarendon Land & Developments Ltd.**  
**March 2019**  
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SITE LOCATION PLAN



# 01. INTRODUCTION

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## 1.1 SCOPE AND PURPOSE

### Document Structure

This promotional document is prepared by Pegasus Group on behalf of Clarendon Land & Development Ltd who has development interests in land West of Long Lane, Fowlmere. This Document should be read in conjunction with the formal Call for Sites forms submitted. Clarendon Land & Development Ltd is a specialist land promotion company who work in partnership with landowners to bring forward land for new housing development. The company arranges the delivery of technical work to promote sites through the planning process and support allocations for development.

This promotional document outlines the inherent sustainability of delivering development at the Long Lane site. It identifies the range of services and facilities available within Fowlmere and also acknowledges the provision of neighbouring towns and villages that would serve any development at the proposed allocation. Summaries of all of the technical information prepared are also enclosed. Full copies of the technical reports which underpin this document can be provided to the Council if required.

This promotional document is divided into four sections as follows:

**Section 1:** Introduction - outlines the purpose of the document, the context of the site, location and planning context;

**Section 2:** Context Analysis - considers the site and its surroundings in terms of the physical and social context in relation to landscape, heritage, ecology, and flood risk and drainage;

**Section 3:** Development Proposals - identifies the site's constraints and opportunities and presents the design principles that have been derived from a combination of Government Policy, site assessment, and design evolution;

**Section 4:** Conclusions - sets out a summary of the proposed development framework.

### Consultants

The document has been prepared by Pegasus Design, masterplanners and urban designers, with contributions from the following consultants who have helped to prepare the promotional document:

Urban Design by Pegasus Group;

Planning Statement by Pegasus Group;

Heritage Assessment by Pegasus Group;

Landscape and Visual Impact Assessment by Pegasus Group;

Arboricultural Report and Survey by Hayden's Arboricultural Consultants;

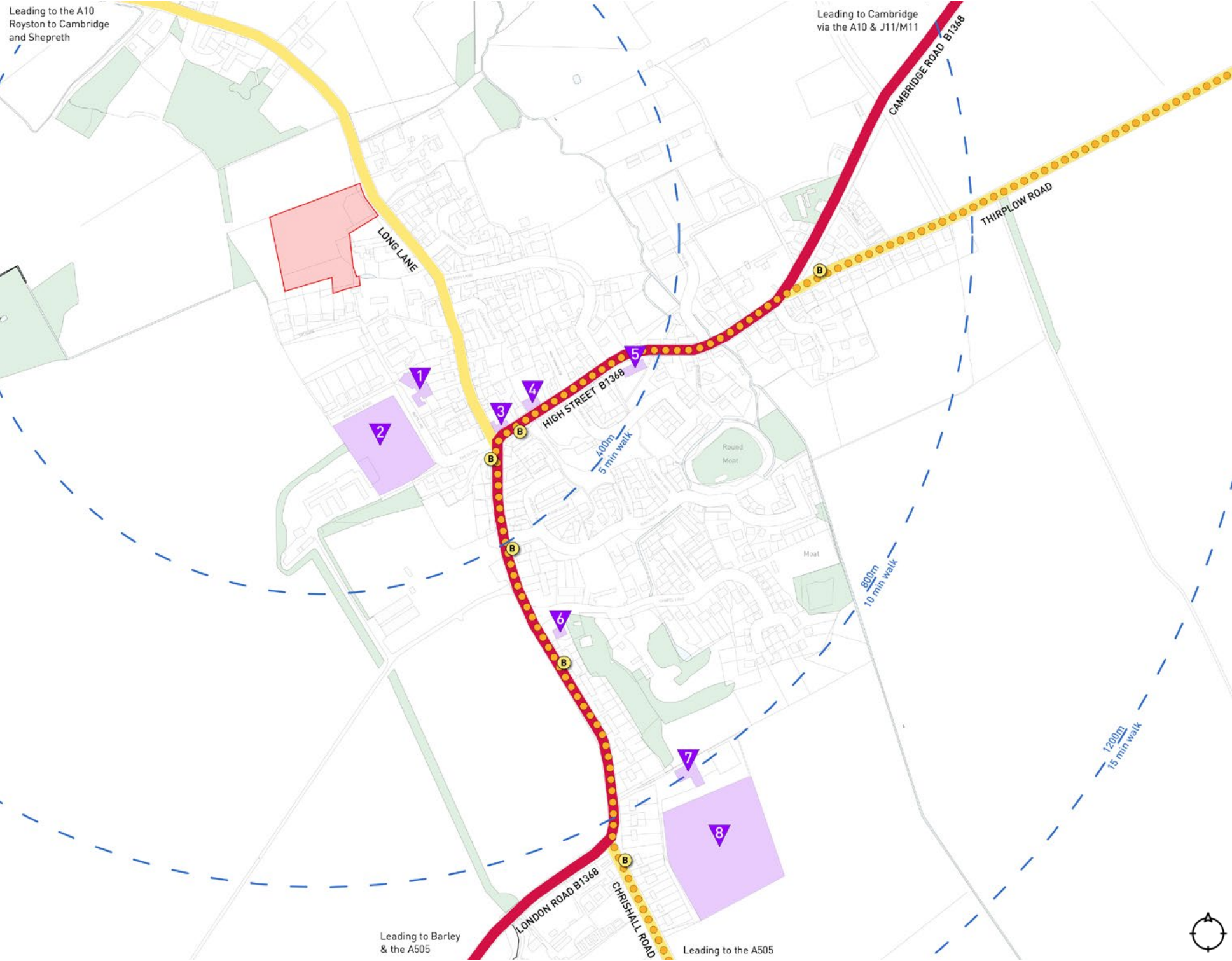
Ecological Appraisal by Ecology Consultancy;

Drainage and Flood Risk Assessment by Cannon Consulting;

Topography Report and Survey by Associated Surveying Consultants;

Technical Transport Note by WSP.

FACILITIES AND SERVICES PLAN



## KEY



Site Area



B Road



Local Roads



Bus Route



Bus Stop



Local Facility



Walking Distances  
(in 400m increments)

## 1.2 SITE LOCATION AND DESCRIPTION

Fowlmere is a settlement with a population of approximately 1,200 located approximately 14.5 km southwest of the city of Cambridge. The village is considered linear, stretching for approximately 1.5 km along the Long Lane and London Road. The oldest part of the village is situated within the Conservation Area in the centre of Fowlmere from which subsequent development has been built out from.

### Facilities and Services

The village possesses a range of services capable of supporting the everyday life of residents and also benefits from its proximity to nearby shops and amenities within other towns and villages, in particular Melbourn and Royston.

The following services are shown on the adjacent page:

1. Fowlmere Primary School
2. Butts Lane Recreation Ground
3. Sachin's Indian Restaurant and Takeaway
4. The Chequers Pub and Guest House
5. St Mary Fowlmere C of E Church
6. Fowlmere and Thriplow URC Church
7. Fowlmere Village Hall
8. Fowlmere Playground

Located within walking proximity of all the villages amenities, the site is in an ideal location to expand the village of Fowlmere.

Alongside the village hall there are extra amenities further to the playground such a 5-aside football pitch, two tennis courts, cricket pitches and an outdoor multi gym.

There is currently no village shop within Fowlmere, however the nearest shop can be found within Thriplow or Melbourn which both lie approximately 4 miles away. Melbourn is also where the nearest Doctor's Surgery and Dentist can be found.

The site is well connected for both public transport links and vehicular routes. There is a bus service which runs through the village run by A2B Coaches, Monday-Saturday, connecting Fowlmere to Barley and Cambridge, with services from Fowlmere just over every hour.

Great Northern Mainline, connections are available at Royston, Meldreth, Shepreth and Foxton for Thameslink and Great Northern services between Kings Lynn and London Kings Cross. The aforementioned bus route also stops in Great Shelford another train station on the mainline. These represent realistic travel options in the rural area and will allow residents to access many day-to-day services and employment in line with Paragraph 103 of the National Planning Policy Framework (NPPF) which acknowledges that transport solutions vary between urban and rural areas.

Drawing all the above together it is considered that Fowlmere is a sustainable location for residential development owing to its service provision and its close relationship to surrounding towns and villages.

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### 1.3 PLANNING POLICY CONTEXT

The relevant documents in the South Cambridgeshire Council development plan are as follows:

- The South Cambridgeshire Local Plan adopted September 2018 which sets out the strategic policies for development in South Cambridgeshire.
- The Adopted Policies Map approved September 2018 which illustrates geographically the application of spatial policies in the development plan.

Fowlmere is categorised as a Group Village in the South Cambridgeshire Local Plan (Policy S/10) reflecting the settlements access to facilities, which allow residents to carry out most daily activities. It is considered that further limited development will help to maintain these remaining services and amenities as well as providing affordable housing to meet local needs.

South Cambridgeshire has previously relied on strategic sites for housing delivery; challenges and subsequent delays that have arisen with such schemes have resulted in the shortfall observed. It is evident therefore that the allocation of smaller sites within the Local Plan, such as those within Group Villages will ensure a more robust delivery strategy for the district.

There is therefore an opportunity as part of the new joint Local Plan to allocate modest residential development at Long Lane, Fowlmere which will provide much needed market and affordable homes in this location; in accordance with paragraph 59 of the NPPF and the objective of significantly boosting housing supply.

In South Cambridgeshire, housing is less affordable than the national average and is getting worse. As such, it is imperative that housing delivery is a priority for the Council in an attempt to ease the affordability pressures in the District. Development of this site will also widen the choice of different housing types in Fowlmere itself.

The development of the site will give rise to economic and social benefits. New residents will use the existing local community services, facilities, clubs and societies within the village. This will support the ongoing provision, vitality and viability of these services. As part of the development proposals, financial contributions could be made, if required, towards these local facilities including education, health and public transport provision to enhance these facilities further; in line with paragraph 78 of the NPPF and the intention of supporting local services through development in rural areas.

It is clear that the allocation of the site at Long Lane Fowlmere for residential development would positively contribute to the District's housing supply and provide an array of potential economic and social benefits for the village community.

1. Fowlmere and Thriplow URC Church
2. Shepreth Train Station
3. Tennis Courts located at the Village Hall
4. Playground Located at the Village Hall
5. Fowlmere Village Hall
6. St Mary Fowlmere C of E Church



1.



2.



3.



4.

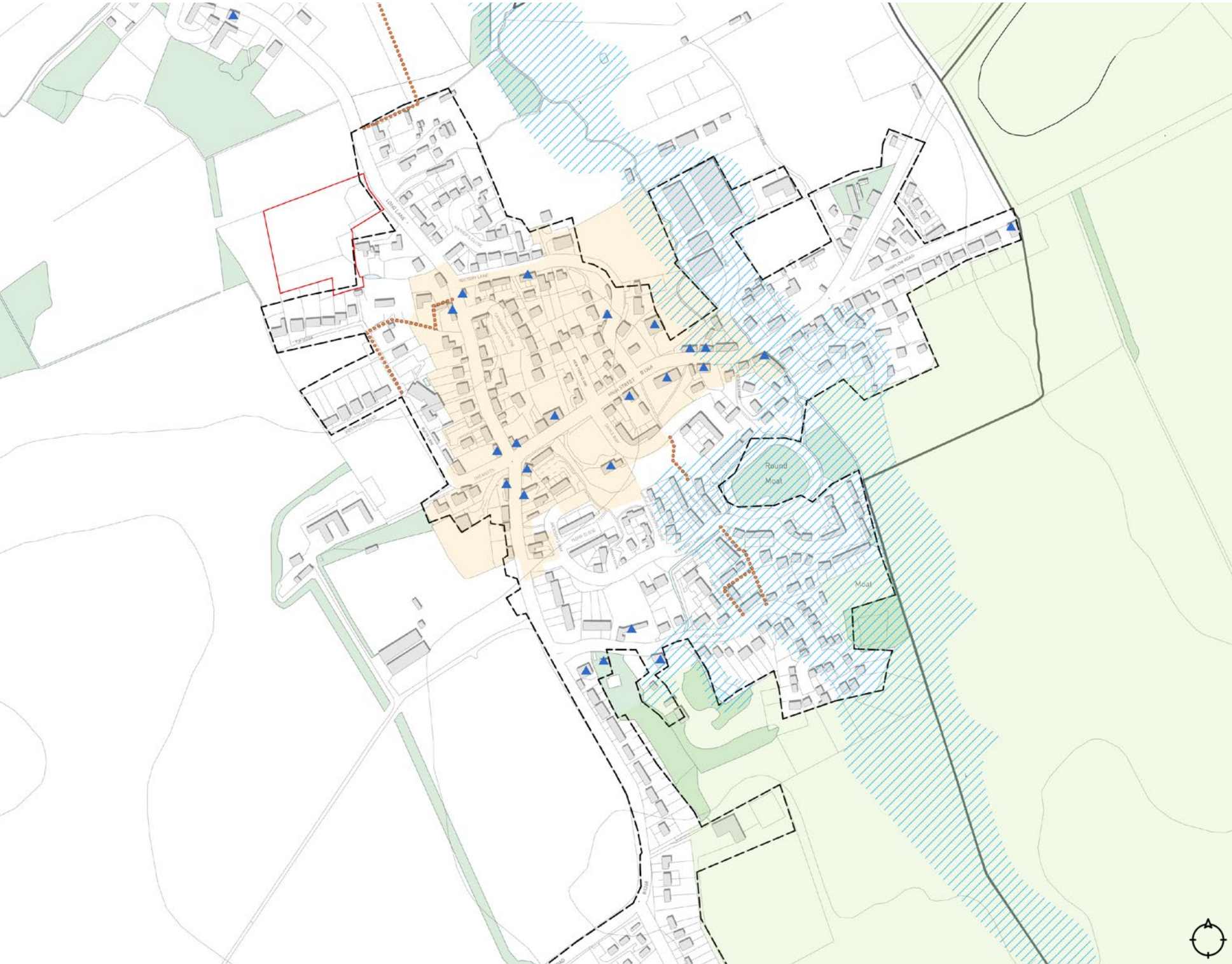


5.



6.

STATUTORY CONSTRAINTS PLAN



# 02. CONTEXT ANALYSIS

## KEY



Site Boundary



Green Belt



Urban Extent



Fowlmere Conservation Area



Flood Zone



Existing Mixed Woodland



Public Rights of Way



Parish or Community Boundary



Listed Building

## 2.1 STATUTORY CONSTRAINTS

The centre of Fowlmere Village is within Fowlmere Conservation Area however this does not extend to the proposed site.

Within the conservation area, and the wider extent of the village, shown on the adjacent plan as the 'urban extent' lies numerous listed buildings however, none of these are in direct proximity to the site.

The Area east and west of Fowlmere Village are located in the green belt however this doesn't encroach on the village and follows the urban extent as shown.

Many areas in South Cambridgeshire are within Flood Zones 2 and 3, and the Flood Zone can be seen running through Fowlmere however this lies approximately 600 meters east of our site.

Although easily walkable, the village of Fowlmere only contains four Public Rights of Way, none of which run within or abut the site.

Vehicular, pedestrian and cycle access to the potential allocation will be gained directly from the west side of Long Lane, via the new access road that is being provided as part of the consented scheme (Planning Reference – 5/0581/16/FUL) for two residential dwellings.

The initial design work that has been undertaken demonstrates that the site access can be achieved within the highway boundary and within land in the ownership of the client. At this stage it is important to note that access is only indicative and discussions with Cambridgeshire County Council will be necessary about the proposal in relation to the local highway network, and any potential mitigations to be employed.

Drawing the above together, it is clear that development can be achieved without significant adverse impact on the highways network.

## 2.2 LANDSCAPE ANALYSIS

A landscape and visual analysis exercise has been carried out in order to gain an understanding of the landscape and visual constraints prevalent across the site and its local context, and how these can be responded to in the preparation of an overall development framework for the site.

This has included both desk survey work together with field survey work. A site visit was carried out on 14th March 2019 in order to record the up to date landscape and visual baseline data, and to gain an understanding of the physical character of the site in its context.

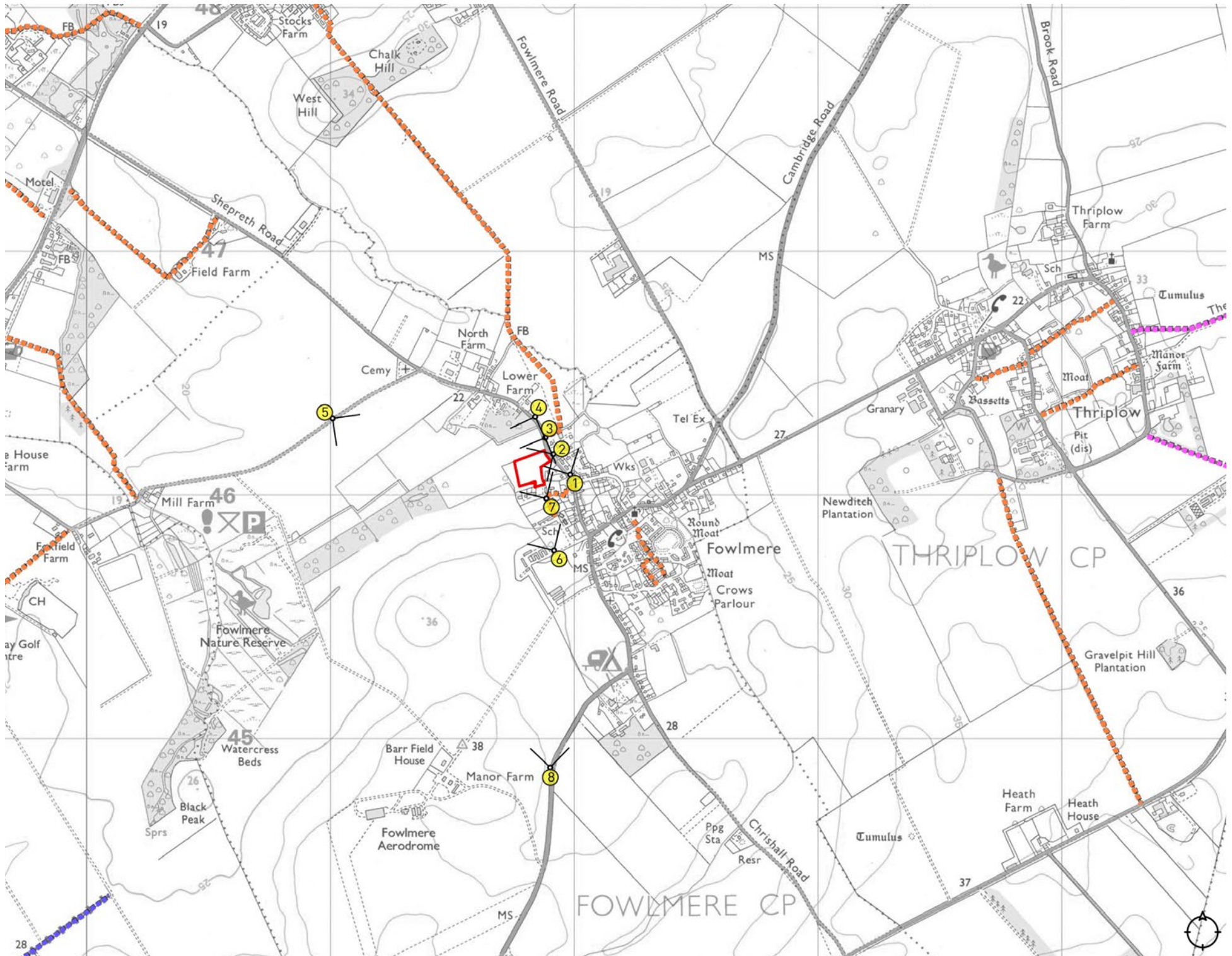
### Site Context and Description

The site is generally regular in plan form, and comprises 3 grass fields, delineated on the ground by timber fencing in varying states of disrepair, with a very occasional piece of vegetation. As such, the northern Site boundary is defined by fencing; the southern Site boundary also by fencing (where it is coincidental in part with existing private rear garden curtilages); the eastern site boundary (Long Lane frontage) is defined by a hedgerow and some mature vegetation; and the western site boundary by fencing.

The eastern site boundary extends around a smaller plot of land that fronts on to Long Lane, and which has planning permission to build three private houses on it, which are currently under construction.

The topography across the site is generally flat, and lies at ca. +23 metres AOD, generally consistent with the remainder of the existing settlement. There is no public access across the site, although there is evidence of unauthorised access just outside of the northern boundary.

## SITE LOCATION, PUBLIC RIGHTS OF WAY AND PHOTO LOCATION PLAN



## KEY



Site boundary



Representative viewpoints



Public footpath



Public bridleway



Byway open to all traffic



Other routes with public access



Recreational route

## Landscape Context

Directly to the north of the site, are two small field enclosures, with evident sporadic development, almost “ribbon like” set amongst mature vegetation along Long Lane. Further north, beyond that, lies extensive areas of open countryside mainly in arable agricultural use. Directly to the south of the site lies the western flank of the village, including residential development, a recreation ground and small scale commercial buildings.

Directly to the east of the site is Long Lane (B1368) and beyond that, residential areas of Fowlmere. Directly to the west lies an open paddock, and a series of mature tree belts, beyond which lies extensive areas of open countryside, again mainly in arable use, but also with a number of pastoral enclosures extending up to Fowlmere RSPB Reserve.

The local area is limited in terms of access to the wider countryside via public rights of way; there is only a single public footpath extending northwards from the village, east of Long Lane.

The topography of the land is generally low-lying at ca. +22 metres AOD (Above Ordnance Datum) in Fowlmere, falling to the north, but undulating to slightly higher levels to the south west at ca. +38-40 metres AOD.

Vegetation is prevalent both around and across the settlement. In particular, the western and northern flanks of the settlement are characterised by mature individual and groups of trees, with some forming small scale tree belts. More extensive vegetation groups in the form of block woodlands lie further to the east. Likewise, to the east of the settlement, vegetation also characterises the residential edge, with occasional tree belts.

## Topography and Landform

A Tree Survey was carried out by Hayden’s Arboricultural Consultants and the following conclusions and recommendations were made;

Within the area of inspection, a total of ten individual trees, four groups of trees, one area of trees and three hedges were surveyed. These were found to be of mixed condition and age providing a variety of amenity benefits.

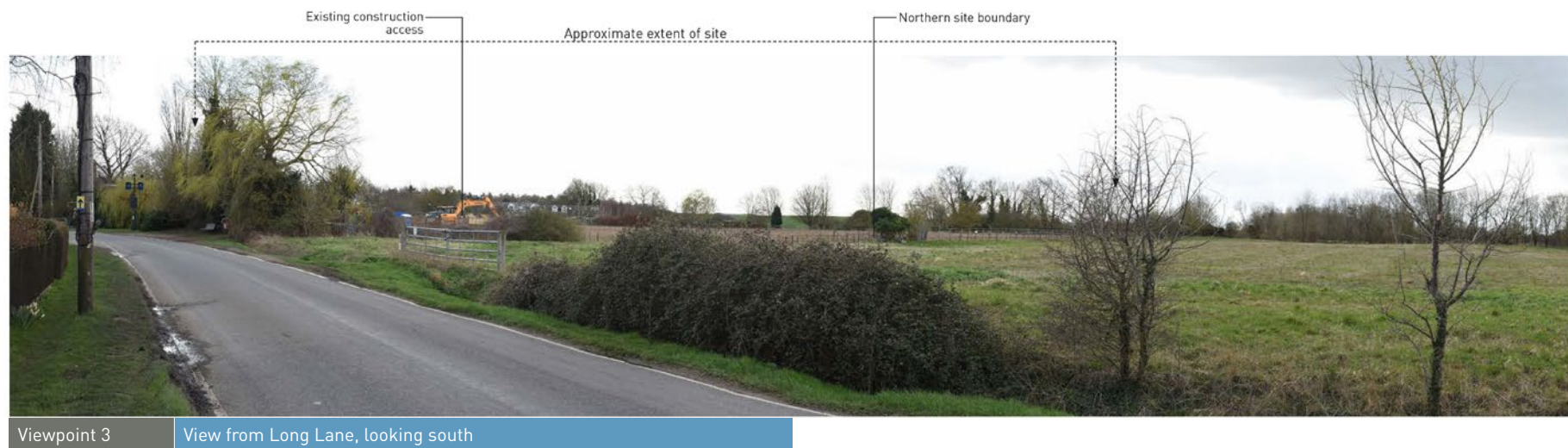
Ideally, all development should take place outside the Root Protection Area of the trees considered most worthy or appropriate for retention.

It is recommended that the sitting and design of the layout considers the presence of trees, particularly the highest quality, and seeks to incorporate these into the design where possible. Trees in categories B and C were found on site, further details of which can be found in the Tree Survey dated March 2019.

## Flood Risk and Drainage

A desktop investigation into flooding and surface water management was carried out by Cannon Consulting Engineers which came to the conclusion that the site is not considered to be at any significant risk of flooding.

It was also found that the geographical information supports the disposal of runoff water from the proposal via the use of shallow infiltration techniques.



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## Landscape Features and Character

### Landscape Features

There are a number of vegetation patterns prevalent across the area. Around and across the settlement, a series of mature vegetation patterns, typically individual and groups of trees, which occasionally form belts and pockets of woodland, are present. These groups enclose a series of small scale pastoral enclosures that extend around the north-western parts of the settlement.

A linear alignment of pastoral enclosures then extends westwards up to Fowlmere RSPB Reserve that itself is characterised by informal groups of mature vegetation and wetland. A number of block woodland plantations are also present adjacent to the Reserve.

To the north-east of the settlement, there are also a number of mature informal vegetation groups, with some riparian vegetation extending further northwards along a water course.

Beyond the small scale pastoral enclosures that contain the northern part of the settlement, the landscape is more open with much larger arable field enclosures, across which a lot of the hedgerow infrastructure has been removed. A number of drainage ditches now define these field boundaries.

### Landscape Character

At a national Level, the site and its context lie in NCA (National Character Area) 87: East Anglian Chalk. Chalk rivers, rolling downland, remnant chalk grassland, and small towns and villages comprise some of the key characteristics of this Area, Fowlmere being one of these villages.

The Cambridgeshire Landscape Guidelines (1990) classify the existing landscape character of the county. At a more recent and local level, the landscape character of South Cambridgeshire lies within the District Design

Guide (2010). The site is located within “The Chalklands” landscape character area (consistent with the broader scale studies). Key characteristics include:

- Rolling chalk hills and a gently undulating chalk plateau;
- Large scale arable landscape;
- Remnant chalk grasslands;
- Small Beech copses on hills and occasional shelterbelts;
- Archaeological features;
- Shallow valleys of the larger rivers;
- Straight lanes; and a strong rural character.

A typical settlement is linear, although their structure can be loose, and almost rectangular. Key landscape characteristics include:

- Well treed character, with limited visibility in the wider landscape;
- Enclosed meadows and parkland as part of their setting in the river valleys;
- Frequent village greens;
- Mostly linear form;
- Deep narrow rear gardens; and
- Many mature trees in gardens and on grass verges.

The landscape setting and character of Fowlmere retains a number of these characteristics, in its wider more open agricultural setting, together with a number of tree belts that provide a soft edge to the village.



Viewpoint 4 | View from Long Lane, looking south c. 120m from site



Viewpoint 5 | View from Mill Road, looking south



Viewpoint 6 | View from Butts Recreation Ground, looking north

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## Visual Amenity

A number of photographic viewpoints have been taken as part of the field work exercise. Their location is illustrated on the Site Location, Public Rights of Way and Viewpoint Location Plan on page 12; and the viewpoints themselves on pages 14, 16 and 18. The visual amenity of the site in its context is summarised below.

Generally, the site is well contained in its position directly adjacent to the settlement edge on Long Lane. This is by virtue of the fact that it comprises one of the smaller scale grassed field enclosures directly adjacent to the settlement, that lie within a linked, mature vegetation infrastructure which serves to physically and visually enclose the site and its immediate environs from the wider landscape to the north-west, west and south-west.

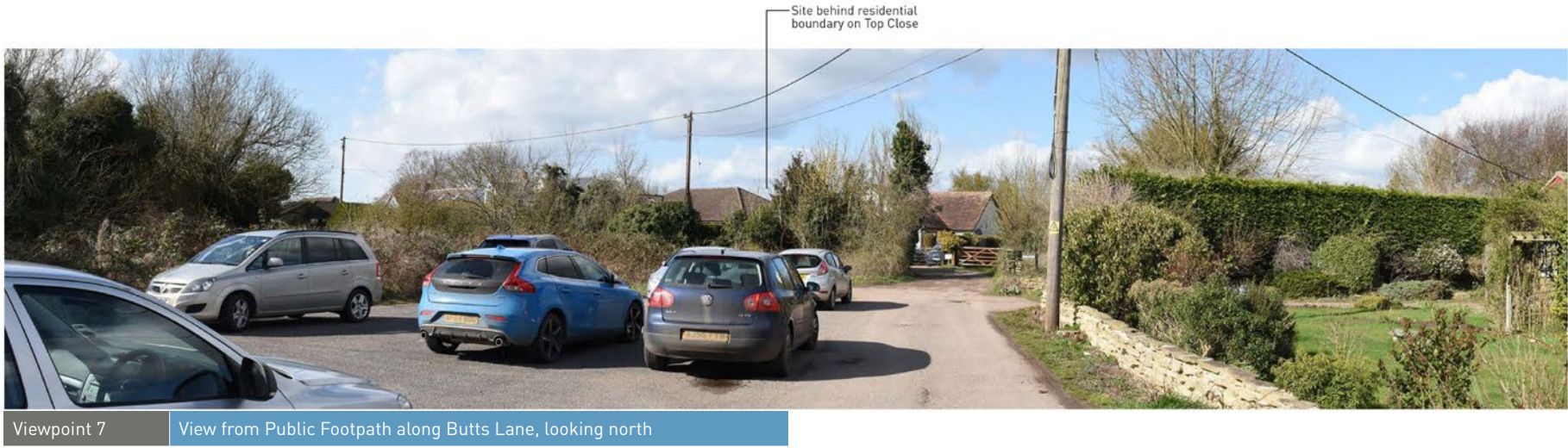
Viewpoint 5 is taken from Mill Road to the north-west of the settlement. The mature vegetation infrastructure serves to contain both the site and the settlement itself. Viewpoint 8 is taken from London Road to the south-west of the settlement. In this instance, it is the combination of both topography and vegetation that serve to screen both the site and the wider settlement.

On approach to the settlement, the site only becomes visible along Long Lane south of the cluster of development that defines the northern part of the settlement. Viewpoints 4 and 3, travelling south, illustrate sequentially how the Site becomes visible in the context of the smaller scale grassed field enclosures together with some existing residential development and the enclosing character of the existing mature vegetation infrastructure.

Directly adjacent to the site along Long Lane, Viewpoint 2 illustrates the variety of mature vegetation along the highway, serving to contain views of the site itself – to the south (left hand side of the view), the construction in progress of three residential units directly adjacent to the site is evident. Viewpoint 1, further south, along Long Lane at the junction of Rectory Lane (and on the northern boundary of the Conservation Area), illustrates the more enclosed character of the highway, comprising both built form and vegetation, with the site itself not visible.

Elsewhere from within the settlement, from the Butts Lane public recreation ground south of the site, Viewpoint 6, existing built form serves to screen views of the site; and likewise, this is also the case from the short public footpath just to the north of the recreation ground, Viewpoint 7.

Consequently, views of the site are limited to its boundaries, or in close proximity to the north along Long Lane, from where the site is visible, in part, amongst a mature framework of vegetation infrastructure and the existing settlement itself.



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## Ecology

At the national level, paragraph 170 of the Framework highlights the importance of protecting and enhancing the natural environment to ensure net biodiversity gains.

Land west of Long Lane has been subject to a Preliminary Ecological Appraisal (PEA) comprising a Phase 1 habitat survey and protected species assessment undertaken by The Ecology Consultancy. The site is not restricted by any statutory or non-statutory nature conservation designations and comprises predominantly of species-poor semi-improved neutral grassland. However, parts of the site were identified as potential suitability for foraging and commuting bats, nesting breeding birds, foraging hedgehogs, transient grass snakes and invertebrates.

Such ecology and biodiversity matters have been considered in the preparation of the masterplan and therefore a series of measures to mitigate any biodiversity impact and create new habitats have been incorporated. This includes areas of open grassland within the public open space, incidental planting and on-plot residential gardens, the retention of existing native trees and hedgerows around the site periphery including a tree belts along the northern and eastern periphery. It is noted that the northern part of the wildlife corridor serves an additional function in providing landscaped buffering limiting the views of the development from Long Lane and the approach into the village.

In order to enhance the biodiversity value of the site in accordance with national and local planning policies it is also recommended that the scheme include wildlife planting; the provision of bird nesting opportunities, bat roosting opportunities, and wildlife-friendly fencing.

As such, it is considered that a suitable scheme design can be prepared which will ensure that impacts on protected species will be mitigated and that ecological interests do not present a constraint to the development.

## Heritage

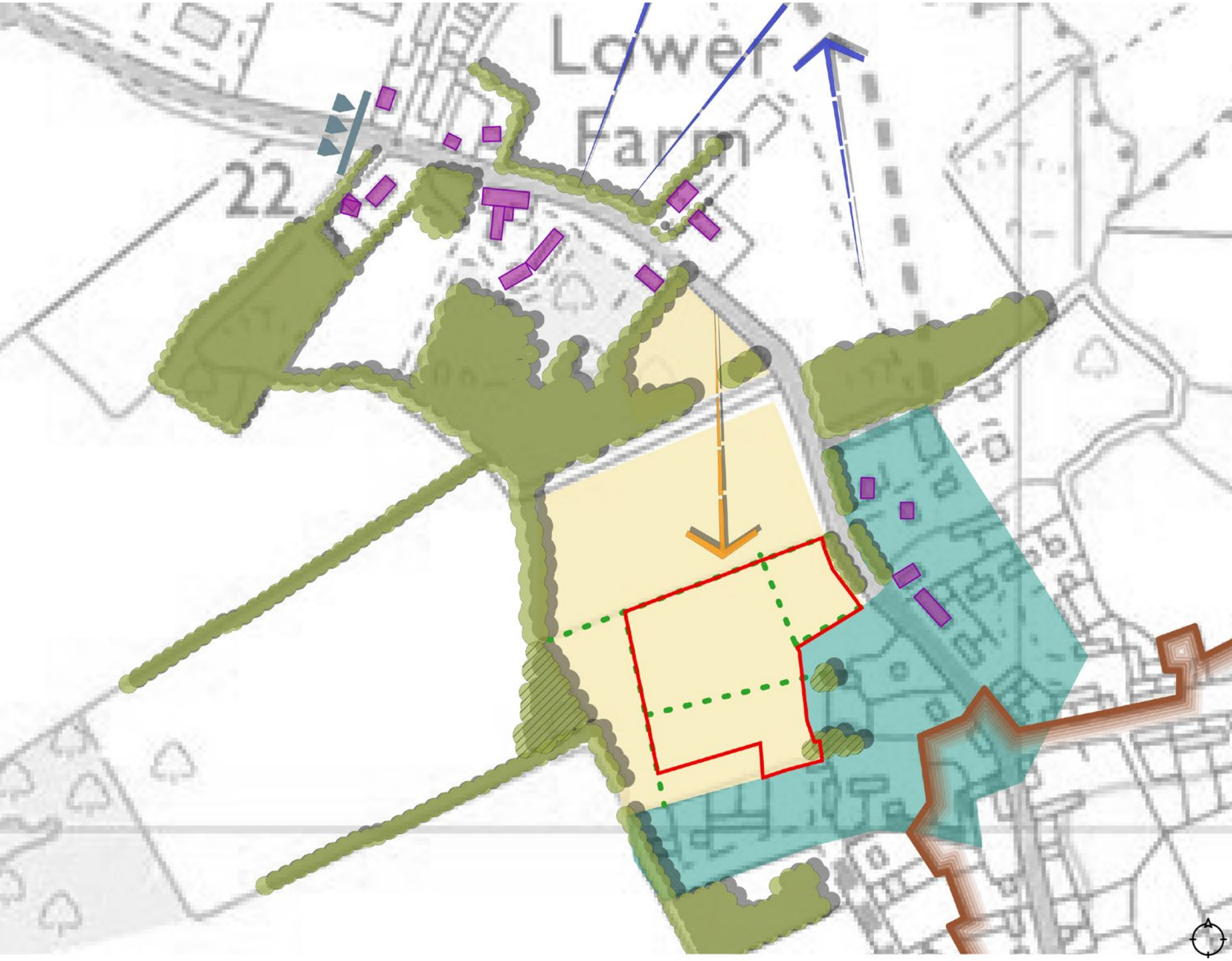
A Heritage Appraisal was carried out by Pegasus Group to help better understand the history and context of the site, and to gauge whether there are any heritage issues that may constrain the site.

No prehistoric finds or features are recorded within the site or its immediate vicinity. Nor is there any evidence of Romano-British finds or features within the site or its vicinity.

No medieval, post medieval or undated features have been previously recorded on site. Post-medieval field boundaries have been recorded within the site by aerial photography. However, overall there is no evidence to suggest the presence of significant archaeological remains that would be a constraint to development.

The site lies approximately 55 meters north-west of Fowlmere Conservation Area, which includes 26 Listed Buildings. On current evidence, issues relating to built heritage assets including Fowlmere Conservation Area and the Listed Buildings discussed above, are not considered to be a constraint to the residential development of the site.

Further details on heritage in regards to the site can be found within the Heritage Appraisal.



## KEY



Site boundary



Mature vegetation infrastructure providing physical and visual containment [Hatch denotes TPOs]



Conservation Area



Soft, well-vegetated townscape



Enclosed group of paddocks relating strongly to village



Evident sporadic development



"Threshold"



Absent hedgerow network



View to site



Views to wider countryside

## Site Specific Analysis

The site comprises part of the grassed enclosures that form the immediate setting of the village;

As such, the site and adjacent enclosures have greater connectivity with the village as opposed to the wider landscape, and feel part of it;

Existing built form is part of the immediate setting of the site;

The site is simple in composition, and comprises no rare or unique features;

It has extremely limited visual connectivity with the northern edge of Fowlmere Conservation Area;

There is only limited visual connectivity to the north along Long Lane; and

It retains a good and direct access to Long Lane.

## Constraints and Opportunities

### Constraints:

- The site forms part of the immediate landscape setting of the village;
- The frontage to Long Lane is characterised by mature vegetation;
- TPO'd vegetation is in close proximity to the south-east of the site.

### Opportunities:

- The site is not covered by any specific landscape planning or other amenity designations;
- It is very well visually contained both within the local and wider landscape;
- It sits in a physical location where it reads as part of the village;
- It forms only part of the smaller scale grassed enclosures, not the entire grouping;
- Inter-visibility with the conservation area is extremely limited, to an oblique view of the site frontage only;
- It is very simple in landscape and visual terms, offering a straightforward platform for development;
- It is well related to existing (and emerging) built form within the settlement;
- There are opportunities to create landscape and biodiversity variety and enhancement.



## KEY



Site boundary



Development



Indicative proposed Vegetation



Existing vegetation



Public open space



Conservation area



Site under construction



Views out of site

## Landscape and Green Infrastructure Strategy

### Landscape led Development Envelope

The location and extent of the “development envelope” has been landscape and visually led. Its northern boundary is set back from the northern site boundary to provide sufficient space in which a substantial element of tree and shrub planting can establish in order to visually screen the proposed development from short distance views travelling south along Long Lane. These views currently include open grassland and the mature planting framework, as well as some existing development. This strategy will ensure that this visual composition is generally retained in the medium and longer terms post development.

The southern boundary of the development envelope is generally aligned with the existing site boundary. The ‘lower’ eastern boundary of the development envelope extends in to the central part of the site (to accommodate the public open space, see below), whilst the ‘upper’ eastern boundary aligns with Long Lane, where all existing site frontage vegetation would be retained, as the proposed access would run through that currently being constructed for the emerging built form adjacent to the site on Long Lane.

The western boundary of the development envelope generally follows the alignment of the western site boundary, where there are no direct views into the site from short, mid or long distance.

### Linear Open Space

The set-back of the northern development envelope boundary will allow the creation of a linear open space, of sufficient width in order to ensure the establishment of some substantial planting, together with pedestrian access.

This will provide a level of visual containment to this edge of the proposed development, with the planting reading consistently in terms of character with other adjacent landscape features.

### Public Open Space

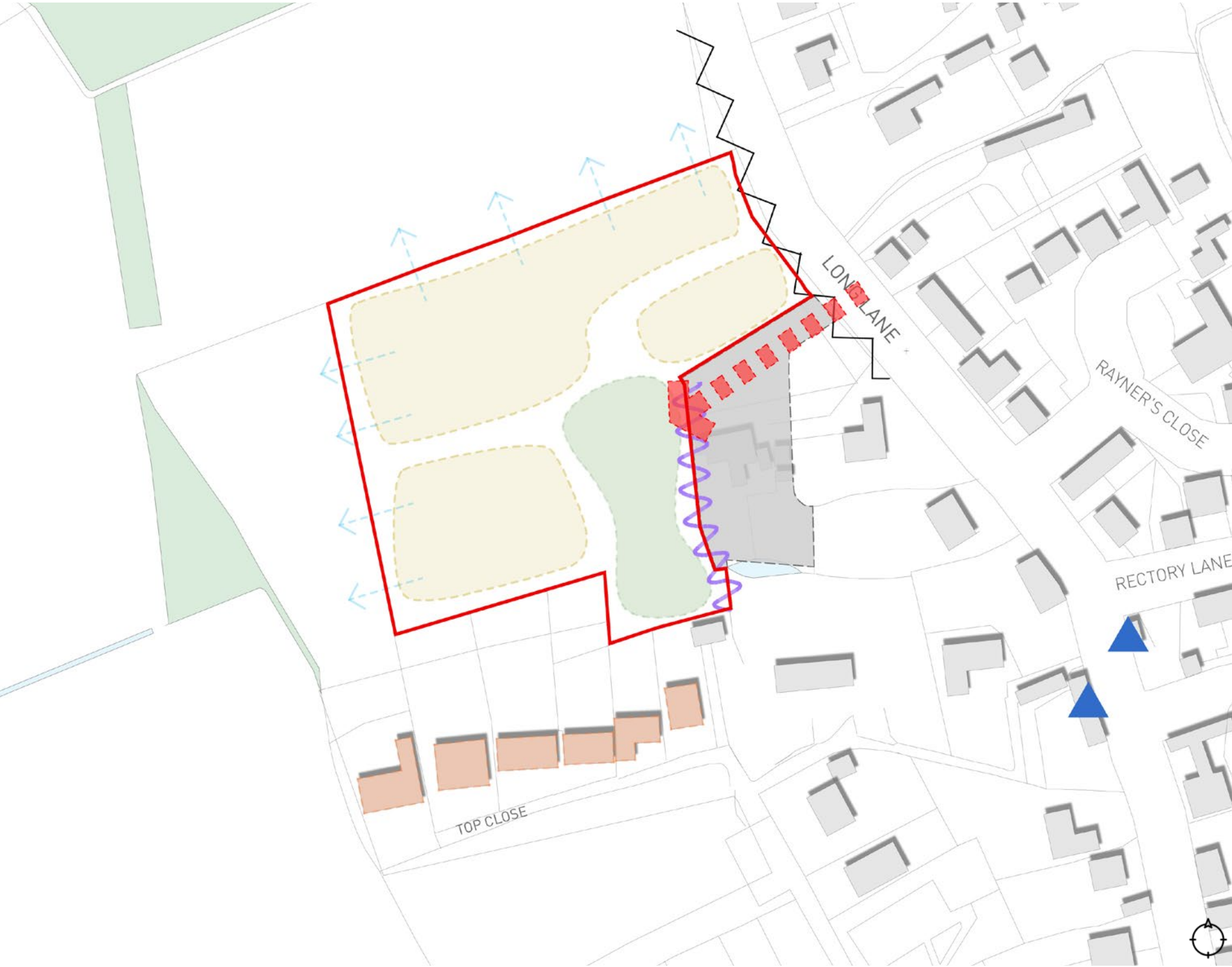
The main area of public open space is located across the south-eastern part of the site. This will ensure the adjacent TPO’d vegetation will remain unaffected, and also provides a degree of separation between the existing and proposed built form.

### Perimeter Hedgerows

The existing grassed enclosures that form the site and its immediately adjacent area are sub-divided by a series of fences, no vegetation. There exists an opportunity here to provide hedgerow infrastructure planting to the northern and western site boundaries, the northern one as part of the more substantial area of planting, the western one populated with a number of trees to allow a degree of visibility from the proposed built form into the adjacent landscape.

In conclusion it is considered that this site presents an extremely good opportunity for residential development in landscape and visual terms, offering very limited development constraints in this respect.

CONSTRAINTS AND OPPORTUNITIES PLAN



# 03. DEVELOPMENT PROPOSALS

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## KEY



Site Boundary



Potential Site Access



Urban Extent



Adjacent Development  
(currently under construction)



Potential Built Areas



Potential Open Space



Adjacent Built Form



Sensitive Boundary



Noise/Visual Buffer



Listed Building



Frontage Overlooking  
Open Space

## 3.1 SITE ANALYSIS

With the information collated in the previous sections of this document, a number of constraints and opportunities have been established and detailed below.

### Constraints

- Scheme must be designed so that it is sensitive to the adjacent development currently under construction;
- Sensitive boundary with adjacent scheme and proximity to existing built form;
- Potential noise from Long Lane.
- Mitigating the visual impact of the development of the wider countryside

### Opportunities

- Access to site provided by the access to the adjacent scheme currently under construction;
- South east corner of the site could accommodate open space, mitigating the impact of the development on adjacent built form;
- Opportunity to take advantage of views of surrounding countryside by producing an outward facing scheme;
- Provide frontage over Long Lane so that the properties complete the existing street scene;
- To create quality architecture and identity which reflects the character and extent of the existing settlement pattern



## KEY



Site Boundary  
1.37 Ha



Site Access  
existing approved access for the two adjacent dwellings ref: S/2834/18/FL



Residential Parcel  
0.56 Ha =  
up to 11 dwellings @ 20dph  
up to 14 dwellings @ 25dph  
up to 17 dwellings @ 30dph



Existing Vegetation  
shown indicatively subject to topographical survey



Indicative Proposed Vegetation



Proposed Public Space



Indicative Attenuation Area  
subject to detailed design



Indicative Dwelling Orientation

## 3.2 EMERGING PROPOSALS

The Framework Masterplan comprises of the following proposals:

- Using the access provided by the adjacent application via Long Lane;
- A residential development comprising of up to 17 dwellings;
- Net developable parcels of 0.56 hectares, equating to a gross average density of between 20 and 30 dwellings per hectare;
- Maintaining existing trees and vegetation where possible within the site;
- Approximately 0.58 hectares of public open space, comprising of landscaping, natural, formal and informal open space, and green edges;
- Within the public open space an area of attenuation would be accommodated as suggested in the plan;
- A range of housing types and sizes could be provided on site to cater for a range of needs, while mirroring the local vernacular of Fowlmere Village;
- Dwellings arranged to take advantage of views of the countryside as well as public open space within the site.



1. New residential dwellings on the opposite side of Long Lane
2. Cottages approximately 300m south of the site
3. Three storey dwellings along the High Street, Fowlmere



FOWLMEERE

# 04. CONCLUSIONS

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## 5.1 CONCLUSIONS

The proposed development site provides the opportunity to deliver a residential scheme in the village of Fowlmere as part of the emerging Greater Cambridge Local Plan. This promotional document has set out that Fowlmere is a relatively sustainable village with a number of key services including a primary school which would be capable of accommodating housing growth of the scale being suggested for this site.

The technical site assessment work which has been undertaken in support of this document set out that there are no technical issues present on site which would prevent the site from being deliverable during the Local Plan period. The key issue of access is already established through the presence of a consented access road which is retained in the ownership of the landowner which can be easily upgraded to accommodate this development. There is also scope on the site to deliver public open space which will act as a buffer between the proposed development and adjoining properties. The landscape features around the site boundary can also be enhanced to improve further the setting of the site and the future landscape character in which the proposed houses will be set out.

The site is well related to the village and meets the requirement of the Par. 67 of the NPPF in that it is available within the short-term, considered to be suitable through the assessment work undertaken in this document and viable having been taken on for promotion by Clarendon Land after careful consideration of future viability.

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