

Your ref:
Our ref: GK/ 45857
DD: [REDACTED]
E: [REDACTED]
Date: 22/03/2019

Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
CB23 6EA

Dear Sir / Madam

LAND OFF LONGSTATION ROAD, OVER, CAMBRIDGESHIRE

GREATER CAMBRIDGE CALL FOR SITES SUBMISSION

I write on behalf of our client [REDACTED], to submit 'Land off Longstanton Road, Over' (hereafter referred to as 'the site') for consideration via the Greater Cambridge Local Plan Call for Sites consultation. Two submissions are made for the site, one comprising the site as a whole, and a separate submission comprising only part of the site. This is to enable both site areas to be assessed and to enable a conversation to be had regarding the scale of development and the scale of the benefits that are appropriate for Over in the upcoming Local Plan period. This cover letter relates to the smaller site comprising 14.9 hectares.

The remainder of this letter provides a site description, sets out the context and background of the site, describes the potential development proposals that the site could accommodate and lists the benefits that the development could deliver. I enclose the following as part of the submission:

- Site proforma; and
- Site Location Plan.

Site Description & Deliverability

The site is located to the south of Over, outside the village framework and lies within South Cambridgeshire District. The site measures 14.9 hectares (ha) and is currently in agricultural use.

The site is not within the Green Belt, which has been a long time, major constraint on the spatial strategy in South Cambridgeshire.

On the opposite side of Longstanton Road is Norman Way Industrial Estate which features existing employment buildings. Under the Local Plan (2018) there is an allocation for increased floorspace within the Estate, also outside of the village framework. There is a woodland area to the north of the site, and residential development along the frontage of Longstanton Road. Immediately to the south of the site there is a dwelling and associated agricultural buildings.

Given the commercial use of the land on the opposite side of Longstanton Road (Norman Way Industrial Estate), and its expansion through a local plan allocation for increased floorspace, the site could

accommodate commercial development to facilitate employment uses. Alternatively, the site could accommodate residential-led development given its proximity to the village framework. Depending on the scale of the development this could bring a variety of benefits to the village.

The site is entirely within Flood Zone 1 in a low risk flood area making the site sequentially preferable to land which feature higher risk flood zone areas.

The site is not within a Conservation Area, nor are there any listed building or other heritage assets on the site. There is a Grade II Listed Building (Glywood, 36 Longstanton Road) on the opposite side of Longstanton Road, approximately 65 metres from the most northern point of the site.

The site comprises an agricultural field and there are no trees on the site. There is a water tower adjacent to the site in the north eastern corner.

Over

Over is classified as a Group Village in the settlement hierarchy within the adopted Local Plan. Group Villages are the third most sustainable settlement type within the hierarchy and perform a role in terms of providing services and facilities.

Over has a doctor's surgery, a primary school, a community and conference centre, a public house, three churches, a cricket club, and some retail provision.

A number of bus services operate through the Village providing public transport to St Ives, Longstanton, Cambridge and Bar Hill (bus routes, 15, 96 and Citi 5).

Relevant Planning History

There have been no planning applications submitted on the site. The site has not been submitted for consideration within the Call for Sites process for the recently adopted Local Plan.

Development Proposals

The site could accommodate commercial development to complement the well-established Norman Way Industrial Estate. Alternatively the site could accommodate a landscape design-led residential development of around 150 residential units, subject to design and stakeholder engagement. This would include 40% affordable housing, landscaping, vehicular access and formal and informal open space.

Benefits

It is considered that the development proposals could deliver numerous social, economic and environmental benefits to the local area, including:

- Locating new commercial development next to a well-established industrial estate. Or alternatively locating residential development, including affordable homes, within a sustainable settlement;
- A landowner who wishes to work with the community in order to shape a proposal which meets the needs of and can provide wider benefits to the village;
- Supporting Over's economy, including local shops and services; and
- Enhancing biodiversity levels across the site. The site is predominantly agricultural land and can currently be considered to be of low ecological value. The development would see a significant increase to its natural capital.

Summary

████████████████████ are seeking an allocation for commercial and/or residential development on land off Longstanton Road, Over. The nature of the use will be determined through the Local Plan process and stakeholder engagement. The land is well-related to the village form and it is aspired for development to be delivered on the site in a manner that will bring the greatest benefits to the community following engagement with the community. The land identified is available, achievable and deliverable. The intention is to provide planned and coordinated development in a manner to benefit the whole village.

Should you have any queries then please do not hesitate to contact me and we would be most happy to meet with officers to explain the proposal in more detail and agree any consultation strategy.

Yours sincerely



Guy Kaddish
Partner, Planning

Enclosures **Site Location Plan**
 Site proforma