



*dynamic development solutions™*

For and on behalf of  
**Daniels Bros (Shefford) Ltd and [REDACTED]**

**Greater Cambridge – Call for Sites (SHELAA)**

Land off  
**Craft Way, Steeple Morden**

**Prepared by  
DLP Planning Ltd  
Bedford**

March 2019



Prepared by:	William Lloyd BSc (Hons) Planner
Approved by:	Neil Osborn MRTPI Senior Professional Director
Date:	March 2019

**DLP Planning Ltd**  
**4 Abbey Court**  
**Fraser Road**  
**Priory Business Park**  
**Bedford**  
**MK44 3WH**

**Tel: 01234 832740**

DLP Consulting Group disclaims any responsibility to the client and others in respect of matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence. This report is confidential to the client and DLP Planning Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

<b>CONTENTS</b>	<b>PAGE</b>
<b>1.0 Introduction.....</b>	<b>4</b>
<b>2.0 Site Context and Description .....</b>	<b>5</b>
<b>3.0 Planning Policy Assessment .....</b>	<b>8</b>
<b>4.0 Proposed Site Allocation.....</b>	<b>10</b>

## **1.0 Introduction**

- 1.1 This report has been prepared by DLP Planning Ltd on behalf of our clients, Daniel Bros (Shefford) Ltd and [REDACTED], to highlight a site which we ask to be considered by the Strategic Housing and Economic Land Availability Assessment (SHELAA) as part of the March 2019 'Call for Sites'.
- 1.2 The land is available and deliverable and comprises a paddock to the north of Craft Way, Steeple Morden comprising approximately 0.47ha which would have a capacity to accommodate in the order of approximately 10 dwellings.
- 1.3 This Statement provides background to the site, a description of the site and surrounding area, and a brief planning assessment. The intention is to highlight the credentials of the development and emphasise that it is available and suitable for residential development.
- 1.4 As the site presently lies outside the settlement boundary for Steeple Morden it has been assessed against the National Planning Policy Framework (February 2019).

## 2.0 Site Context and Description

### Land off Craft Way, Steeple Morden

2.1 This section of the report has been prepared to supplement the Council's standard 'Call for Sites' form which has been completed and submitted as part of this representation.

### Site Context and Description

2.2 The site and its access is owned by Daniels Bros (Shefford) Ltd and [REDACTED] who is resident at 60 Hay Street, a residential dwelling in extensive grounds to the immediate north of the site. Both parties are in agreement to bring the whole site forward for development.

2.3 The site comprises an approximately rectangular paddock with a frontage to Craft Way and clearly defined boundaries to the north, west and east.



**Figure 1 – Site Location Plan (D03)**

2.4 As illustrated by the above Figure, the western boundary is to an area of woodland, which is included in the Conservation Area, whilst to the east the boundary is formed by the landscaped grounds of a large, but unlisted, house located outside the village at Brook End. This curtilage is also part of the Conservation Area. No 60 Hay Street to the north is not a listed building.

- 2.5 The site is therefore very well contained and does not constitute or extend into open countryside.
- 2.6 In the event that the site were to be allocated access would be from Craft Way.
- 2.7 With regards to the areas surrounding the site, to the north beyond the existing mature natural screen an existing detached dwelling and outbuildings owned by [REDACTED]. This dwelling would not be adversely affected by the development of the site.
- 2.8 The site is not located within or near to any Green Belt designations or Areas of Outstanding Natural Beauty.
- 2.9 The site in its entirety is located within Flood Zone 1, so there is little to no risk of flooding.
- 2.10 Having assessed Historic England's heritage register there are three listed buildings in close proximity to the site all lying within 150m of the site:
- 40 Hay Street (Grade II)
  - 42 and Country Shop, Hay Street (Grade II)
  - Victoria House, Hay Street (Grade II)
- 2.11 Due to their location to the west, and the extent of existing vegetation, the settings of these heritage assets would not be adversely affected by development of the site.
- 2.12 Some distance to the north of the site is a County Wildlife Site, but it is not considered that development of the site would have any adverse impact on this designated area.
- 2.13 Accordingly, it is considered that the site would be a modest extension to the settlement which would not cause harm to the setting of the village or adversely affect the amenity of any existing dwellings. It could be designed so as not to have an adverse effect or cause demonstrable harm to any interest of acknowledged importance.
- 2.14 The site is not affected by any existing rights of way but those in the near vicinity would assist in providing local access as well as facilitating access to the countryside.

## Steeple Morden

- 2.15 The village offers a range services including a primary school, church, public house and post office. In addition, there are several sports facilities such as a cricket & football pitches, tennis courts and a bowls lawn. Whilst Steeple Morden does have a number of facilities available, the larger settlement of Royston which is located approximately 6km to the south east offers a much wider range of services which are within accessible distance from the site.
- 2.16 The site is accessible, with the A505 being located 4.0km to the south-east and providing connections to Royston and Letchworth Garden City. The A1 is 7.2km to the west of the settlement providing connections to Biggleswade, Letchworth Garden City and Stevenage.
- 2.17 Local bus service provision is available, with there being two stops along Hay Street, one located to the north of the site access approximately 50m away, and the other circa 225m south of the site access. The number 127 bus operates through the settlement providing a service between Royston and Guilden Morden on several occasions throughout the day.
- 2.18 The nearest train station is Ashwell & Morden that is located 3.9km to the south. A regular service is provided throughout the day to London (Kings Cross), Cambridge and Kings Lynn as well as intermediate stations such as Stevenage and Hitchin.

## Planning History

- 2.19 In the table below is the planning history for the site.

Application Ref.	Description	Decision
SC/0028/72/D	Erection of 10 houses. Craft Way Steeple Morden Cambridgeshire	Refused 14/03/1972
SC/0338/72/F	Erection of 7 houses. Craft Way Steeple Morden Cambridgeshire	Refused 08/06/1972

The second application comprised only a part of the site subject of this representation whilst the first application reflected the whole site area. This planning history relates to a period almost 50 years ago and is therefore not relevant to the consideration of contemporary and emerging future needs.

### 3.0 Planning Policy Assessment

3.1 Taking a ‘policy neutral’ approach to considering site potential prior to making new allocations in a Local Plan, the site has been assessed against national guidance in the form of the National Planning Policy Framework (February 2019).

3.2 **Paragraph 8** of the NPPF sets out the three pillars that must be achieved in order for a development to be classified as being sustainable, these being; social, economic and environmental.

a. **Economic Objective** – The proposed development site is a logical extension to the settlement of Steeple Morden given the surrounding levels of development. By allocating this site the LPA would be providing available land in a suitable location to support the growth of the settlement.

b. **Social Objective** – With the site looking to develop entry-level housing, it is catering to the current needs within the settlement whilst supporting an already strong and vibrant community. In addition, the site will take design cues from the surrounding areas to be reflective of the area, whilst creating a safe space, that links well into the existing services and open spaces.

c. **Environmental Objective** – Due to the local environmental designations and listed buildings there is a requirement to protect or enhance these areas, which can be achieved through a suitable design. Furthermore, in order to ensure the environmental credentials are achieved natural resources will be used prudently, with climate change considered as part of the site and how this can be mitigated.

3.3 Where development is in accordance with **paragraph 8** of the NPPF it can be deemed as a ‘sustainable proposal’, which is in line with **paragraph 10**.

3.4 **Paragraph 67** of the NPPF sets out the requirements for LPA’s identifying suitable housing sites, with the key considerations being towards the availability, deliverability, suitability and viability.

3.5 In this context the site can be considered available. Subject to the site being allocated and granted planning permission it can be delivered immediately in accordance with the NPPF

definition of deliverability. As has been discussed in section 2.0, it would be a suitable housing site that would be a logical extension to Steeple Morden.

- 3.6 **Paragraph 68** indicates that LPA's should look to allocated small and medium sites, not just larger strategic sites. This is due to the smaller sites normally being able to be built out more quickly, whilst also adding to the mix of dwellings available in the area. Therefore, this site would support the provision of a diversity of housing opportunity as well as assisting the LPA meeting their housing delivery target.
- 3.7 In accordance with **paragraph 71** of the NPPF this site could also provide entry-level housing, suitable for first time buyers. It potentially meets the specified criteria in relation to size and scale.
- 3.8 Finally, in accordance with chapter 12 of the NPPF, which sets out the requirements for well-designed spaces, the development has potential to provide a very high quality scheme in a largely self-contained site demonstrating a high design standard to meet prevailing planning policy and with regard to the context of its surroundings.

#### **4.0 Proposed Site Allocation**

- 4.1 The proposed site could provide a modestly scaled development of market dwellings or in the alternative, a scheme of entry-level homes, which can be sympathetically designed to respect the surrounding context in regard to structure, form and character in the settlement, enabling the development to seamlessly integrate into the existing built up area.
- 4.2 Specifically, the site has the potential to be accessed from Craft Way, is free from constraint, available and deliverable and would not adversely impact on either the existing neighbouring dwellings or the character and appearance of the Conservation Area.

#### **BEDFORD**

4 Abbey Court, Fraser Road  
Priory Business Park, Bedford. MK44 3WH  
bedford@dlpconsultants.co.uk  
01234 832 740

#### **BRISTOL/SPRU**

Broad Quay House (6th Floor)  
Prince Street, Bristol. BS1 4DJ  
bristol@dlpconsultants.co.uk  
01179 058 850

#### **EAST MIDLANDS**

1 East Circus Street, Nottingham  
NG1 5AF  
nottingham@dlpconsultants.co.uk  
01158 966 622

#### **LEEDS**

Princes Exchange  
Princes Square, Leeds. LS1 4HY  
leeds@dlpconsultants.co.uk  
01132 805 808

#### **LONDON**

The Green House, 41-42 Clerkenwell Green  
London. EC1R 0DU  
london@dlpconsultants.co.uk  
020 3761 5390

#### **MILTON KEYNES**

Midsummer Court, 314 Midsummer Boulevard  
Milton Keynes. MK9 2UB  
miltonkeynes@dlpconsultants.co.uk  
01908 440 015

#### **SHEFFIELD/SPRU**

Ground Floor, V1 Velocity Village  
Tenter Street, Sheffield. S1 4BY  
sheffield@dlpconsultants.co.uk  
0114 228 9190

#### **RUGBY**

18 Regent Place, Rugby, Warwickshire  
CV21 2PN  
rugby.enquiries@dlpconsultants.co.uk  
01788 562 233



**IEMA** Transforming the world  
to sustainability



**RTPI**  
Chartered Town Planner



**RICS**<sup>™</sup>