

Call for Sites Consultation
Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

21st March 2019

Dear Sirs,

Re: Land to the west of Chrishall Road, Fowlmere, SG8 7RY

I am writing to you on behalf of Groves Estates Ltd, further to the Council's request for Call for Sites. This letter accompanies the completed submission form and a plan showing the area of land at the above address, available for development. The site area is outlined in red on the attached location plan included with the completed form.

I am a planning consultant for Lanes Land and New Homes, with over 23 years of experience working in local authorities, a divisional head of planning for a national house builder, and, more recently working on sites throughout the south east and east of England as a planning consultant. I have worked on many types of projects, including sensitive sites located within countryside locations and around towns and villages; with the most prestigious being the national award winning urban extension at Trumpington Meadows, to the south of Cambridge.

This submission responds to a request from South Cambridgeshire District Council to put forward sites of at least 0.25ha in size or capable of accommodating 5 or more dwellings.

The site that has been put forward through this Call for Sites submission is the piece of land to the west of Chrishall Road, to the south of Fowlmere. The site comprises vacant land with existing residential properties and uses on all four sides. Apppleacre park home site is located to the north and wraps around the rear (west) of the site.

The overall site area outlined in red is 0.67 hectares. It is considered that based on a density of around 24 dwellings per hectare, and the retention of existing landscaping around the boundaries, the site could deliver 15 dwellings. This would play a significant role in providing a sustainable form of village development, including both affordable housing and market housing.

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The owner of the land, Grove Estates Ltd, is a local SME developer, and intends to build out the scheme as soon as planning permission is granted.

During 2017 and 2018, Grove Estates Ltd submitted a full planning application (LPA S/2757/17/FUL) at the site for 15 new dwellings, new access and an equipped area. The proposals included 6 No. one and two bed affordable dwellings and a 9 No. two, three and four bed market housing.

Although the scheme was supported by officers and the application was recommended for approval at 10th January 2018 Planning Committee meeting, planning permission was refused by the Council.

An appeal was subsequently lodged and dismissed on 5th September 2018 (appeal reference APP/W0530/W/18/3194884).

The appeal was dismissed on two grounds:

1. The site was not considered an appropriate location for new housing having regard to the development plan and the Council's supply of housing sites (at the time of the appeal); and,
2. The siting and angle of plots 3 and 4 relative to Appleacre site, with proposed first floor rear facing bedroom windows, would result in overlooking to the neighbouring properties and loss of their privacy.

The appeal inspector reviewed the effect of the proposed development on the character and appearance of the area. In relation to this issue, the inspector concluded:

"...when considering the layout, form and design of the appeal scheme in the context of how enclosed the site is from a landscaping point of view it would be hard to conclude that the proposed development would be so harmful to the character and appearance of the area that it would be sufficient a ground on which to withhold planning permission."

It was therefore considered by the appeal inspector that this land forms an enclosed parcel, and that the development of 15 dwellings on the site would not be harmful to the character and appearance of the area.

It should be noted that although the site does not fall within current adopted village framework boundary, it does legitimately fall within the southern projection of the village, surrounding on all four sides by existing residential properties. The site therefore presents an excellent opportunity for infill development within a village.

The site is not located within the Green Belt, and is not located within a Conservation Area or protected landscape or biodiversity area.

Through the submission of the detailed full application for the 15 dwellings at the site (LPA S/2757/17/FUL), technical supporting documents were submitted, and included: Phase 1 Ground Contamination report; tree survey, constraints plan and AIA; ecological appraisal; transport statement; foul and surface water drainage strategy; utility search; drainage and water supply search. All of these documents were reviewed by specialist consultees, the District Council and appeal inspector, and no objections were raised to the technical supporting information submitted with the application. The completed Call for Sites form refers to all of these supporting documents and submitted layout plan. Please let me know if you require them to be submitted again and I can provide you with copies.

The only detailed design matter to resolve from the application and appeal, is the impact on the neighbouring properties at the Appleacre site from Plots 3 and 4. It is proposed that plots 3 and 4 are altered to single storey bungalows that will overcome the overlooking objection. With this neighbour issue resolved there is therefore a scheme for 15 dwellings that can be submitted immediately.

On the grant of planning permission work can commence on site straight away and deliver housing within the first year of the adoption of a new Local Plan in 2022/2023. The development could however start sooner if permission were granted ahead of the adoption of the new Local Plan say in 2020/2021, and would then be completed no later than 2021.

Conclusion

This submission sets the scene about how a development at land west of Chrishall Road, Fowlmere could come forward, providing the opportunity to deliver both affordable housing and a mix of market housing for the village, to support the local economy and sustain village life within Fowlmere.

The land is therefore available, deliverable and viable, and is put forward for consideration by the Council for the Call for Sites and review of the emerging Greater Cambridge Local Plan.

If you have any queries about the scheme, please do not hesitate at

[redacted] [k](#) or on tel. no. [redacted]

[redacted]

[redacted]

[redacted]
[redacted]
Planning Consultant

Mobile

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