

Date: 20.03.19

By email: [planningpolicy@scambs.gov.uk](mailto:planningpolicy@scambs.gov.uk)

Reference: JJ/016-91

Dear Sir/Madam

## Land at and adjoining Trinity Farm, Swavesey – Representation on behalf of [REDACTED]

This 3.1 hectare site is being promoted for a mixed use development comprising both residential, commercial and community uses. The proposed site has the capacity to accommodate circa 65 houses of which 40% (26 dwellings) will be affordable. The proposed complex of agricultural buildings will be converted to provide a range of buildings suitable for B1a and B1b commercial uses. This proposal will ensure that these buildings are retained and brought back into economic use. A range of more modern agricultural buildings are located on the southern boundary of the site which are to be removed to facilitate access to the land proposed for residential development. The removal of these buildings will result in enhancements of the setting of No.35 Middle Watch (Ryders Farm) a Grade 2 Listed Building.

It is recognised that the Swavesey Primary School site is very constrained and that it will need to grow to accommodate both committed and proposed development. As a consequence, the site owners are proposing to provide land to accommodate new classroom accommodation and playing fields. This is a clear community benefit arising from this proposal. The remaining use of the land will include strategic landscaping on the eastern site boundary, Locally Equipped Area of Play and open space.

### Benefits arising from this site

From the above it is clear that the benefits arising from this development are wide-ranging when considered against the economic, social and environmental objectives as detailed at paragraph 8 of the National Planning Policy Framework.

In terms of the **economic objectives** the proposal will give rise to significant employment during the construction phase of the development. Future occupiers of the development would be likely to use local services and facilities in the Swavesey making a positive contribution to their vitality and viability. The conversion of the former agricultural buildings to a high-quality office development will bring long term economic benefits.

The **social objectives** are the supply of 65 dwellings to help the Council to maintain a deliverable five-year housing land supply. The proposal will accommodate a mix of houses, including bungalows, to meet the needs of families, young couples, singles and retirees. Bungalows are particularly suited to the ageing population and those with limited mobility.

The provision of circa 26 dwellings will make a positive contribution to the district housing affordability. The provision of 26 affordable dwellings meets the objectives of paragraph 59.

The proposal is also proposing to offer land for the extension of Swavesey Primary School to provide additional classrooms and outdoor space. It is clear that the existing school site is constrained and this additional land will provide the opportunity to address the pressures from both committed and planned growth.

#### Partners:

M W Hamilton Ltd, E W Lee Ltd, J G L Law Ltd, M Walshe Ltd, P G M Claydon Ltd, N R Harris Ltd, W King Ltd, S J Lewis Ltd, C M B Ashton Ltd,  
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The **environmental objectives** include the sustainability credentials of the site in terms of access to local services and facilities. Good pedestrian links are available from the site to these facilities and the site is within 1.1km of the guided busway, which is within both walking and cycling distances. The nearest bus stops are located 260m to the north of the site.

The proposals will also allow the bio-diversity of the site to be enhanced and the provision of structural landscaping will not only soften the impact of the development but also create new habitats.

### **Site Capacity**

It is considered that the site has capacity for approximately 65 dwellings which gives a density of 30 dwellings per hectare. This density of development is considered appropriate for an edge of village location. This would be a net density and would allow for infrastructure such as access, landscaping, open space, school expansion and any necessary mitigation measures. Any planning allocation relating to the residential element of the site would need to make it clear that this is an indicative capacity and that this capacity should be informed by a master planning exercise.

### **Access**

Vehicle access to the site would be taken from the existing access from Middle Watch. This access would need to be enlarged and improved to facilitate access to both the office and residential housing scheme. A separate access from Middle Watch will remain to No 23 Middle Watch (Trinity Farmhouse). This part of the site can be separated from the proposed development site by a brick wall. There is sufficient land to the south of the access road to ensure that the amenity of No 35 Middle Watch is not compromised. Pedestrian links could be provided from this site to Middle Watch and potentially to the Primary School. This part of the site can be sensitively landscaped to provide an attractive gateway to the development site.

### **Bio-diversity**

The majority of the site is used for grazing and would appear to be of limited bio-diversity value. It is recognised that the barn complex could provide habitats for bats and other protected species. It is recognised that an ecological assessment would be required to accompany a planning application for the development of this part of the site. The development of the site would have the potential to enhance bio-diversity at and adjacent to the site.

### **Contaminated Land**

The majority of the site comprises greenfield land, which is unlikely to be contaminated. A Phase 1 Assessment will be required in relation to the agricultural buildings and the hardstanding to the south of these.

### **Flood Risk and Drainage**

As a result of recent changes to the Flood Map the entirety of the development site falls within Flood Zone 1, which is at the lowest risk of flooding. As such both residential and commercial development are appropriate in this location. It is interesting to note that the main buildings for the Primary School are located in Flood Zone 3 and the additional land being offered will provide land which is not at high risk of flooding. A flood risk and drainage strategy will need to accompany an application for the development of this site.

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### Heritage

As stated above the site is located to the north of No 35 Middle Watch a Grade 2 Listed Building. However, the existing screening which exists between these two sites will effectively screen the development and will ensure that the setting and appearance of this Listed Building is not compromised. The site is located to the south of the Swavesey Conservation Area. Any development at the site may need to be accompanied by an archaeological assessment, although there is no reason to believe that this could limit development.

### Landscape Impact

The site is located immediately to the east of Trinity Farmhouse with the existing barn complex being closely related to the farmhouse. The site is screened from No 35 Middle Watch by existing mature landscaping. The existing development and landscaping screens the site from Middle Watch. An existing group of trees softens views of the site from the south east. The school forms the north western site boundary. It is recognised that the eastern site boundary is open and structural landscaping will need to be provided to soften views of the site from the east.

### Services and Utilities

The site is located adjacent to the existing development framework for Swavesey and it is considered that connections can be made to existing services, including electricity, sewerage, gas, water and telecommunications. The site is not crossed by pylons/telegraph poles and the site is also not crossed by pipelines or similar.

### Public Rights of Way

A public footpath is located to the north of the site. This footpath runs from Middle Watch to the north past Fenwillow Farm to Cow Fen Road. The development of this site will provide opportunities to link to this part of the village footpath network. The provision of a landscaped corridor on the eastern boundary of the site will allow an attractive extension to the footpath network to be created though this site.

### Topography

The site is flat with no significant changes in levels. This means that development would not be prevented in whole or part.

### Availability

The entirety of the site is in the ownership of [REDACTED] who is committed to promoting it for a mixed-use development. Subject to the relocation of the livestock and machinery on site to other landholdings this site will be available for development.

It is considered that this site represents a sustainable location and will help assist the viability and vitality of local services. As stated the site is attracting interest from promoters who are interested in delivering development in this location.

There are no known legal constraints which could delay or prohibit development.

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### Deliverability

The site is within the sole ownership of [REDACTED] and it is considered that the development at the site could be delivered within 5 years. The site is a mixture of previously developed land and greenfield and there are no constraints at the site which could prohibit delivery within the time period. Work undertaken to date has confirmed that the site is viable and deliverable.

### Viability

Given the character, location and nature of the site we do not consider that there would be any issues associated with the viability or deliverability of the site.

### Supporting evidence

The following plans/documents are attached in this representation, which further demonstrate the site's suitability for development:

- Site location plan – land subject to these representations
- Site constraints plan – produced from the Council's online mapping
- Flood Zone map

### Conclusion

It is considered that this site is suitable for a mixed-use development and is centrally located within the village of Swavesey within walking distance of local services and facilities. It will also ensure that employment uses are provided close to residential development reducing the need to travel. The site will result in significant community benefits, facilitating an extension to the school and a policy compliant level of affordable housing. It is considered that the site is suitable for mixed use development and is capable of being delivered within 5 years.

Yours faithfully

[REDACTED]

Jon Jennings  
Director - Planning

[REDACTED]

Enc.

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