

Your ref:  
Our ref: AC/ncb  
DD: [REDACTED]  
E: [REDACTED]  
Date: 18/03/2019

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

Dear Sir/Madam

## **GREATER CAMBRIDGE LOCAL PLAN CALL FOR SITES CONSULTATION – LAND SOUTH OF HATTONS ROAD, LONGSTANTON**

I write to you on behalf of my client, [REDACTED], in relation to the submission of land to the south of Hattons Road, Longstanton to the Greater Cambridge Local Plan Call for Sites consultation. 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.

### **Site Description**

The site is located immediately to the west of Longstanton and lies within South Cambridgeshire District Council (SCDC). The site measures approximately 12.4 hectares (ha) and is currently in agricultural use.

The site is bound to the east by residential development, to the south by School Lane with agricultural fields beyond, to the west by Home Farm Road with the B1050 beyond and to the north by Hattons Road. The land beyond Hattons Road to the north benefits from an allocation for employment use and an extension of the village's existing recreation ground. There is a substantial landscape buffer along the southern, western and northern boundaries which provides screening and a sense of enclosure. A Public Right of Way runs along the site's eastern boundary.

The Longstanton High Street, which includes a post office/village store, a Co-Op and other services and facilities, is located approximately 150m to the north east of the site.

The eastern half of the site is located within Flood Zones 2 and 3 as indicated by the Environment Agency's Flood Map. The western half of the site is located within Flood Zone 1 and therefore has a 0.1% chance (low probability) of flooding. The site is not subject to any other environmental designations.

The site is not located within a Conservation Area, nor are there any Listed Buildings on site.

### **Longstanton**

Longstanton 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 allowing residents to meet some of their day to day requirements without having to leave the village.

Bidwell House, Trumpington Road, Cambridge CB2 9LD  
T: 01223 841841 E: info@bidwells.co.uk W: bidwells.co.uk

The Village Classification Report (2012) prepared by SCDC recognises that Longstanton has little retail or other services, however it does have a doctor's surgery, post office, a Co-Op and primary school. In addition, it is located close to several existing Minor Rural Centres, i.e. Willingham, Cottenham and Bar Hill. The Northstowe new town, which will provide a range of services and facilities is also located adjacent to Longstanton and within 1.5km of the site.

With regards to transport, the Longstanton Park and Ride is located approximately 1.5km to the north of the site and provides residents with access to a high frequency service between Cambridge and St. Ives. The Park and Ride is within easy cycling distance of the site and would provide residents with access to sustainable modes of transport.

Furthermore, land to the west of Longstanton, which is adjacent to the north of the site, is a 6.7 ha site allocated within the South Cambridgeshire Local Plan for employment development within Use Class B1.

### **Relevant Planning History**

The site has no relevant planning history.

### **Development Proposals**

It is considered that the site could accommodate a landscape design-led residential development of up to 150 residential units. This would include 40% affordable housing, landscaping, vehicular and pedestrian access and formal and informal open space. [REDACTED] also wishes to understand the potential to widen the housing market in the village and District by way of exploring the possibility of delivering an element of the proposals as custom and self-build housing.

The Preliminary Concept Plan, which accompanies this submission, demonstrates one way in which development proposals on the site could come forward. The main features of the Concept Plan include a significant area of open space within the eastern half of the site, residential development in the western half of the site, a vehicular access off Hattons Road to the north and landscaping located throughout the site and to enhance the existing buffers. The layout has been designed this way to respond not only to the flooding constraint but also to the context of the allocated development to the north. The line of the built form and open space would be consistent with the employment allocation and recreation ground extension and would provide a well-connected and extensive area of open space that would be accessible to new and existing residents.

### **Benefits**

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

- The opportunity to deliver a substantial amount of affordable housing to help meet the needs of Longstanton and the wider District, including the potential to possibly deliver an element of custom and self-build;
- Locating residential development in a sustainable location, within close proximity to existing and proposed services, facilities, infrastructure and employment opportunities. The site is located approximately 150m from the village High Street, located adjacent to allocations for employment development and an extension to the recreation ground and is well within cycling distance of the Longstanton Park and Ride. The site is therefore well placed for future residents to be able to walk and cycle, rather than travel by private car, to various facilities;
- 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;
- Delivery of a substantial amount of open space which would be accessible to new and existing residents and would provide connectivity with the allocated recreation ground extension;

- Supporting Longstanton'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.

### **Conclusion**

The submission has been prepared by Bidwells on behalf of [REDACTED] to submit land to the south of Hattons Road, Longstanton to the Greater Cambridge Local Plan Call for Sites. The site is located immediately to the west of Longstanton, in a sustainable location within close proximity to existing and proposed services, facilities, infrastructure and employment opportunities. The development proposed is a landscape-led residential development, comprising up to 150 homes of which 40% would be affordable and has the potential to deliver tangible social, economic and environmental benefits to Longstanton and the surrounding area.

If you have any queries regarding this submission or require further information, please do not hesitate to contact me.

Kind regards

Your faithfully



**Anthony Child** BPlan AssocRTPI MPIA AIEMA  
Principal Planner, Planning

**Enclosures**    **Call for Site Forms**  
                         **Site Location Plan**  
                         **Preliminary Concept Plan**  
                         **Site Context Plan**