

Date: 18.03.19

By email: planningpolicy@scambs.gov.uk

Reference: JJ/

Dear Sir/Madam

Land to the North West of the proposed access to the Northstowe Development, Longstanton – Representations on behalf of Stephen Graves and Julie Sale

This 23.56-hectare site is being promoted for residential development comprising both market and affordable housing. The proposed site has the capacity to deliver circa 400 dwellings, of which 40% will be affordable. The site represents an agricultural field which immediately adjoins one of the proposed access routes to the Northstowe Development. It is recognised that this site will be reliant on the construction of this access road to ensure that an appropriate means of access can be provided, which has the capacity to not only deal with the Northstowe development but an additional 400 dwellings.

The site is bordered on its western side by Wilson's Road a track/footpath which provides a pedestrian link to Longstanton. As stated above, it is envisaged that vehicular access will be from the link road to Northstowe, which will form the south eastern boundary of the site. The north eastern and south western boundaries are currently open and the use of structural landscaping will be used to reduce the impact of development from both long and short distance views.

If the land to the north of this site is allocated it would have the effect of making this site a logical extension to the Northstowe development and Longstanton. As stated, the existing and proposed highways form defensible boundaries with structural planting being required on the southern and northern boundaries, unless the 5.3 hectare site to the north east is allocated. This is the subject of separate representations.

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 Longstanton and Northstowe making a positive contribution to their vitality and viability.

The **social objectives** are the supply of circa 400 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 160 dwellings will make a positive contribution to the district's housing affordability. The provision of 160 affordable dwellings also meets the objectives of paragraph 59 of the National

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Planning Policy Framework. The site could also provide land for a community facility to serve existing and proposed residents

The **environmental objectives** include the sustainability credentials of the site in terms of access to local services and facilities. Good pedestrian links can be created from this site to these facilities, which are within both walking and cycling distances. It is important to stress that the Northstowe development will also incorporate a town centre which will significantly enhance the services and facilities available which are accessible by pedestrians and cyclists.

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

Site Capacity

It is considered that the site has capacity for approximately 160 dwellings which gives a density of 30 dwelling per hectare. This is based on a ratio of 60:40 of built development vs undeveloped land. This density of development is considered appropriate for this location and recognises the need to incorporate structural landscaping and bio-diversity enhancement. The above figure is a net density and would allow for infrastructure such as access, landscaping, open space 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

It is proposed that vehicular access could be taken from the access to Northstowe, with an additional pedestrian link via Wilson's Road.

Bio-diversity

The majority of the site is in arable use and would appear to be of limited bio-diversity value. However, the hedgerows and trees on the western boundary are an important feature which should be retained and augmented as part of the development proposals. 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, particularly with regards to the strategic landscape buffers proposed on the site boundaries.

Contaminated Land

The majority of the site comprises greenfield land, which is unlikely to be contaminated. However, any planning application for the site will need to be accompanied by a Phase 1 Contamination Assessment.

Flood Risk and Drainage

The entirety of the development site falls within Flood Zone 1, which is at the lowest risk of flooding. As such residential development is appropriate in this location. Due to the scale of development a flood risk and drainage strategy will need to accompany an application for the development of this site. The Sustainable Drainage System associated with the site could include an attenuation pond further enhancing the ecological and bio-diversity benefits of the site. The proposals could also look to incorporate and enhance the existing drainage ditches which dissect the site. This will not only assist with drainage but again increase the bio-diversity attributes of the site.

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Heritage

The site is located to the south and west of the Longstanton Conservation Area. However, this site is a considerable distance from this area and subject to appropriate landscaping it is not considered that this the character and appearance of the Conservation Area will be compromised. It is recognised that any application for the development of the site will need to be accompanied by an archaeological assessment, although there is no reason to believe that this will limit development.

Landscape Impact

The site is well screened from Wilson's Road. However, it is recommended that a scheme of comprehensive landscaping will be required to mitigate the impact of development. This is recognised by the relatively generous 60:40 ratio of built development to open space

Services and Utilities

The site is located adjacent to the existing development framework for Longstanton 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 by pipelines or similar.

Public Rights of Way

This proposal will allow additional footpath connections to be provided from the site to Wilson's Road. It is also recommended that consideration is given to upgrading Wilson's Road from a footpath to a bridleway.

Topography

The site is relatively 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 Stephen Graves and Julie Sale who are committed to promoting it for residential development. It is confirmed that the site is available for development, albeit its delivery is dependent on the construction of the Northstowe access.

It is considered that this site represents a sustainable location and will help assist the viability and vitality of local services and those proposed within Northstowe. 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.

Deliverability

The site is within the sole ownership of the promoter and it is considered that the development at the site could be delivered within 15 years. The site comprises a greenfield site and subject to the provision of the access road 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.

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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. The costs of linking to the access road have been factored into the assessment of viability.

Supporting evidence

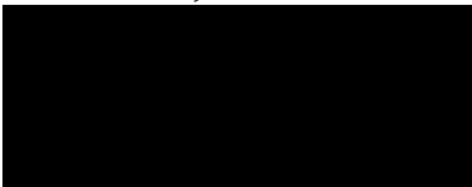
The following plans/documents are attached in this representation, which further demonstrate the site's suitability for development.

- Site location plan – land subject to these representations
- Site constraints plan – produced from the Council's online mapping
- Flood Zone map
- Email from landowners confirming their support for the submission of these representations on their behalf.

Conclusion

It is considered that this site is suitable for residential development and is located within walking and cycling distance of the facilities within Longstanton and those which will be delivered as part of the Northstowe development. The site will result in significant community benefits, including affordable housing and habitat creation. It is considered that the site is suitable for residential development and is capable of being delivered within 15 years.

Yours faithfully



Jon Jennings
Director - Planning



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