

Date: 15.03.19

By email: planningpolicy@scambs.gov.uk

Reference: JJ/

Dear Sir/Madam

Land to the south West of St Michaels and West of Longstanton Road, Longstanton – Representations on behalf of ██████████

This 5.3 hectare site is being promoted for residential development comprising both market and affordable housing. The proposed site has the capacity to deliver 95 dwellings, of which 40% will be affordable. The site represents an agricultural field which immediately adjoins the built-up development of Longstanton. It is important to note that the proposed access road to and the built development of the Northstowe development is situated immediately to the south east.

It must also be recognised that the site is bordered on three sides by existing roads/tracks in the form of Wilson's Road, St Michael's and Lonstanton Road. These not only provide options for vehicle and pedestrian access to the site but also defensible boundaries. The eastern boundary of the site is screened from long distance views as a result of the existing screening adjacent to Longstanton Road. A barn exists on the eastern boundary adjacent to Longstanton Road and could be used for community, office or residential use.

If the land to the south of this site is allocated it would have the effect of making this site a logical extension to the Northstowe development. As stated the existing highways and tracks form defensible boundaries with structural planting being required on the southern boundary.

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 making a positive contribution to their vitality and viability.

The **social objectives** are the supply of circa 95 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 38 dwellings will make a positive contribution to the district's housing affordability. The provision of 38 affordable dwellings will also meet the objectives of paragraph 59 of the National Planning Policy Framework.

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, which

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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 improve 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 soften the impact of the development but also create new habitats.

Site Capacity

It is considered that the site has capacity for approximately 95 dwellings which gives a density of 30 dwelling per hectare. This is based on a ratio of 60:40 of built development versus open space. This density of development is considered appropriate for this edge of settlement location and 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 St Michael's, albeit Lonstanton Road provides a viable alternative. A new vehicular access will need to be created which will facilitate the removal of an existing hedgerow. If this is not acceptable an existing access from Longstanton Road could be provided, with a pedestrian and cycle access being created onto St Michael' s. If access is to be taken from Longstanton Road a Traffic Regulation Order and associated traffic calming will be required to reduce the speed limit from 60mph to 30mph. This will also result in wider improvements to Longstanton.

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 southern and eastern boundaries are important features 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 buffer proposed on the south western boundary.

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 existing barn located adjacent to Longstanton Road.

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 site could include an attenuation pond further enhancing the ecological and bio-diversity benefits of the site.

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Heritage

The site is located to the south and west of the Longstanton Conservation Area and it is clear that particular care will need to be taken with both the design and layout of development to ensure that the character and appearance of the Conservation Area is not 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 both St Michael's, Longstanton Road and Wilson's Road by mature trees and hedgerows. It is recommended that structural landscaping will need to be provided to soften views from the south west.

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 the site is also not crossed by pipelines or similar.

Public Rights of Way

This proposal will allow a connection to be provided from the bridleway on Longstanton across to the footpath network on Wilson's Road.

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 can be made 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.

Deliverability

The site is within the sole ownership of the promoters and it is considered that the development at the site could be delivered within 5 years. The site comprises a greenfield site 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.

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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.

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 owners confirming their support for the submission of these representations

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 5 years.

Yours faithfully



Director - Planning



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