

By Email:
Planningpolicy@scambs.gov.uk

Date: 13th March 2019
Reference: 019-09

Dear Sir/Madam,

LAND NORTH OF PAMPISFORD ROAD, GREAT ABINGTON: REPRESENTATION ON BEHALF OF C SAWYER-NUTT

Introduction

This Statement has been prepared by Cheffins on behalf of C Sawyer-Nutt to promote land north of Pampisford Road, Great Abington in the Council's call for sites consultation. This is with a view to gaining an allocation for residential development in the emerging Greater Cambridge Local Plan.

The site itself does not have any recent planning history, however full planning permission for 45 dwellings, a community orchard and children's play area on land immediately to the north of this promotion site was granted on 4th May 2018. This site is now under construction by Hill, known as 'The Orchards'. The Orchards was designed with the potential for development of this land to the south and includes an access road and associated services which have been designed so as to cater for this site.

The site is well located in relation to the key village services and facilities of Great Abington being only 500m from the village shop, post office, pub, hall, playing fields, primary school and preschool. That distance is easily walkable.

Merits of the site

- The site is in an accessible and sustainable location;
- The site is very well connected; and
- The site is in close proximity to local employment including Granta Park - Granta Park is situated 1.2km from the site and employs in excess of 2,000 people and has further planning permission to expand.

Section C: Land ownership

The site is solely owned by C Sawyer-Nutt.

Section D: Site details

The site extends to approximately 11.6 hectares and is located to the north of Pampisford Road, Great Abington. The site adjoins the existing settlement envelope of Great Abington to the west and is bound to the north by the aforementioned Hill residential development and existing village allotments. Open countryside lies to the east of the site but that land is also bordered by the A1307 Cambridge to Haverhill Road.

The location of the site is shown on the site location plan, which accompanies this representation.

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,
W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell-King Ltd.

Section E: Recent and current land uses

The site comprises agricultural/greenfield land.

Section F: Proposed future uses

The site is being promoted for residential use, to include an appropriate provision of affordable housing and self-build plots. This use would include land for access/roads, landscaping and public open space.

The benefits of the proposed development are wide-ranging and will promote the social, economic and environmental objectives of the National Planning Policy Framework. The site is located in a highly sustainable location, adjacent to existing services and facilities and will seek to promote the delivery of housing and continued economic growth in the region.

In particular, development of the site will provide:

- Further family housing;
- Mixed house-types;
- Affordable homes;
- Opportunity for sheltered housing and self-build plots;
- Housing close to local employment, transport routes and planned sustainable transport corridors; and
- Potential for significant public open space, possibly as a chalk grassland.

Site capacity

We consider that the site has capacity for approximately 135 dwellings. We envisage a low-density development with generous open space and appropriate landscaping (see accompanying Sketch Site Masterplan).

Section G: Suitability – Site features and constraints

There are no significant constraints at the site, which could prevent residential development being delivered. We have outlined other constraints which may need to be considered when developing the site.

Access

Vehicular access to/from the site would be taken from Pampisford Road, via a new priority junction, as well as through the Hill development to the north. There is an opportunity for new footpath/cycleway connections at the north west corner of the site where there are existing rights of way and a permissive path serving the allotments and routes through the Magna Close and Mortlock Gardens residential areas.

Furthermore, the site lies to the north of the potential "greenway" along the former Haverhill to Cambridge railway. The linkages to this potential pedestrian and cycle corridor can be easily accessed from the site as shown on the accompanying plans. This would provide easy access to Granta Park, for example. Granta Park is situated 1.2km to the west of site along Pampisford Road, employs in excess of 2,000 people and has further planning permission to expand.

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A new southern access would logically be located at about a mid-point of the southern boundary on Pampisford Road. At present, traffic calming along Pampisford Road lies further to the west which is also where the 30mph speed limit starts. We suggest that both the traffic calming a 30mph speed limit point are reviewed as part of the allocation of housing land in this location.

Biodiversity

The site is an arable field and in itself, does not appear to have any biodiversity value. This would be subject to an assessment as part of any planning application and any development at the site would have the potential to enhance biodiversity at and adjacent to the site.

Furthermore, the site provides a further opportunity to create a chalk grassland on the south eastern portion of the site which would bring biodiversity enhancements to the site which do not appear at present.

Contaminated land

The site comprises greenfield land, which is unlikely to be contaminated.

Flood risk and drainage

The site is in Flood Zone 1, which is at the lowest risk of flooding. As such, residential development is appropriate in this location. Any planning application would be accompanied by a Drainage Strategy which would outline how surface and foul water would be managed. Given the levels of the site it is envisaged that a surface water balancing pond may be needed in the north western corner of the site and this can form a part of a wider landscaped open space.

Heritage

The site is not located adjacent to any heritage assets, including listed buildings or conservation areas, which could restrict the scope and extent of development at the site. Any development at the site may need to be accompanied by an archaeological assessment, but there is no reason to believe that this could limit or prevent development at the site.

Landscape impact

The site is well-defined on its south and western boundaries by existing hedgerows/rear gardens of adjacent dwellings and the northern boundary will soon comprise the Hill development when completed, results in the logical 'rounding off' of the built form of Great Abington and what would become the defined development framework for the village. Furthermore, there is an opportunity for a 'natural capital off-setting' that will bring ecological and biodiversity enhancements to the site and the wider area.

The eastern boundary is formed by a field hedgerow and this could be augmented with additional planting and small copse planting in appropriate locations.

Services and utilities

The site is located adjacent to the existing development framework for Great Abington and it is considered that connections can be made to existing services – including electricity, gas, sewerage, telecommunications and water. The site is not crossed by pylons/telegraph poles and we do not believe that the site is crossed by a pipeline or similar.

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Public rights of way

There are no public rights of way on the site. However, there are rights of way in close proximity and the site presents an opportunity to extend these to the south allowing cycling and pedestrian routes from Great Abington through to Pampisford Road.

Topography

The site comprises a gradual slope down from the south east to the north west. It is envisaged that a drainage point could be located on the north western lower part of the site.

Section H: Availability

The site is within the sole ownership of C Sawyer-Nutt who is actively promoting it for residential development. Therefore, it is available for development now.

We consider that Great Abington is an attractive place to live and has a buoyant housing market. As such, we consider that a developer could easily be found to deliver the site.

We are not aware of any legal constraints which could delay or prohibit development.

In the absence of any significant physical constraints then the site can easily be commenced within a five-year period. It may take longer to complete in total depending on the actual size (i.e. quantum) of any site allocation.

Section I: Deliverability

The site is within the sole ownership of the promoter and it is considered that development at the site could be delivered within 5 -10 years. The site is greenfield land and there are no apparent constraints at the site which could prohibit delivery within this time period.

Section J: Viability

Given the character and nature of the site, we do not consider that there would be any issues associated with viability or deliverability of the site. The rapid implementation of the adjacent Hill scheme is evidence of this.

Section K: Supporting evidence

We have attached the following plans/documents to this representation, which we trust will inform the assessment of the site's suitability for development:

1. Site location plan – land subject to this representation;
2. Sketch Site Masterplan;
3. Sketch Site Analysis; and
4. Flood Zone Map.

Partners:

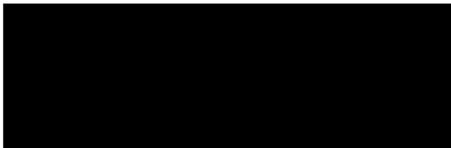
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Conclusion

We consider that the site is suitable for residential development that can commence within five years. It is a logical extension to the adjoining Hill development to the north, which has catered for southerly growth in terms of access and services. We therefore commend this representation to the Council.

Please do not hesitate to contact us if you have any questions or would like to discuss this representation further.

Yours faithfully



Planner



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, W E Pepper Ltd, P M Woolner Ltd, M O Peck Ltd, J A Stiff Ltd, M B Jones Ltd, R W Freshwater Ltd, S P C Gooderham Ltd, B Goodsell-King Ltd.