

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

Date: 12<sup>th</sup> March 2019  
Reference: 019-09

Dear Sir/Madam,

## LAND AT BANCROFT FARM, LITTLE ABINGTON: REPRESENTATION ON BEHALF OF C SAWYER-NUTT

### Introduction

This Statement has been prepared by Cheffins on behalf of [REDACTED] to promote land at Bancroft Farm, Little 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 and associated modifications to the Protected Village Amenity Areas (PVAA).

### Section C: Land ownership

The site is solely owned by [REDACTED]

### Section D: Site details

Bancroft Farm is located to the east of Church Lane, Little Abington, adjacent to the existing development framework for the village. The location of the site is shown on the site location plan, which accompanies this representation.

The site comprises a grass field currently in equestrian use. The site extends to approximately 3.5 hectares and is designated as a Protected Village Amenity Area in the adopted Local Plan. A public right of way (path: 4/4) cuts through the site to the west as shown on Appendix 1.

The site is bound to north, west and south by residential development and Church Lane is to the west. The site lies outside but adjacent to the Conservation Area.

### 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. 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. Furthermore, it provides an opportunity to create public open space around the public path and make a part of the PVAA accessible/visible to the residents of Little Abington.

#### 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.

### *Site capacity*

We consider that the site has capacity for low density residential development with public open space based on the surrounding area and site context. We note the position of the right of way to the west and the group Tree Preservation Order (TPO) also on the western area which would preclude development on this part of the site. However, development of the eastern part of the site could deliver a high quality, low density residential development of up to say, 20 dwellings. This would be compatible with the existing housing to the north, fronting Cambridge Road.

### Section G: Suitability – Site features and constraints

The site is designated as a Protected Village Amenity Area and a public right of way (path: 4/4) runs from north to south to the west of the site. There is a group Tree Preservation Order (TPO) on the western part of the site (reference: 1/58) consisting of 11 Elms and 1 Lime.

Although designed as a Village Amenity Area, the site is privately owned with no public access with the exception of the public right of way. Low density residential development would allow for public open space, including greater access that would benefit both new and existing local residents.

### *Access*

Vehicular access to/from the site would be taken from Church Lane to the west. The site also benefits from an agricultural access from Church Lane to the south which in the event of residential use of the eastern part of the land could provide suitable pedestrian and cycle access to the site as well as the public open space thereby increasing connectivity to the central part of the village.

### *Biodiversity*

The site is a grass field and in itself, does not appear to have any biodiversity value, due to its grazing use. 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.

### *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.

### *Heritage*

The site does not contain nor is it located adjacent to any Listed Building. The site is outside but adjacent to the Little Abington Conservation Area. Any development at the site would need to ensure that the character and setting of these heritage assets is not unduly impacted. However, given the distance between the site and the Conservation Area, this is not considered to be an insurmountable issue. 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.

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### *Landscape impact*

The site is well-defined on its north, south and eastern boundaries by existing hedgerows/rear gardens of adjacent dwellings. The western boundary comprises mature trees and Church Lane. Development of the site would result in the logical infilling of the built form of Little Abington whilst making open space accessible to the public.

### *Services and utilities*

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

### *Public rights of way*

A public right of way (path: 4/4) runs from north to south to the west of the site linking Church Lane with Cambridge Road (A1303).

### *Topography*

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

### 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 Little 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.

### 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 five years. The site is greenfield land and there are no 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.

### 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; and
2. Flood Zone map.

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Conclusion

We consider that the site is suitable for residential development that can be delivered within five years. It is a logical extension to the village, in a sustainable location and is both viable and deliverable. 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



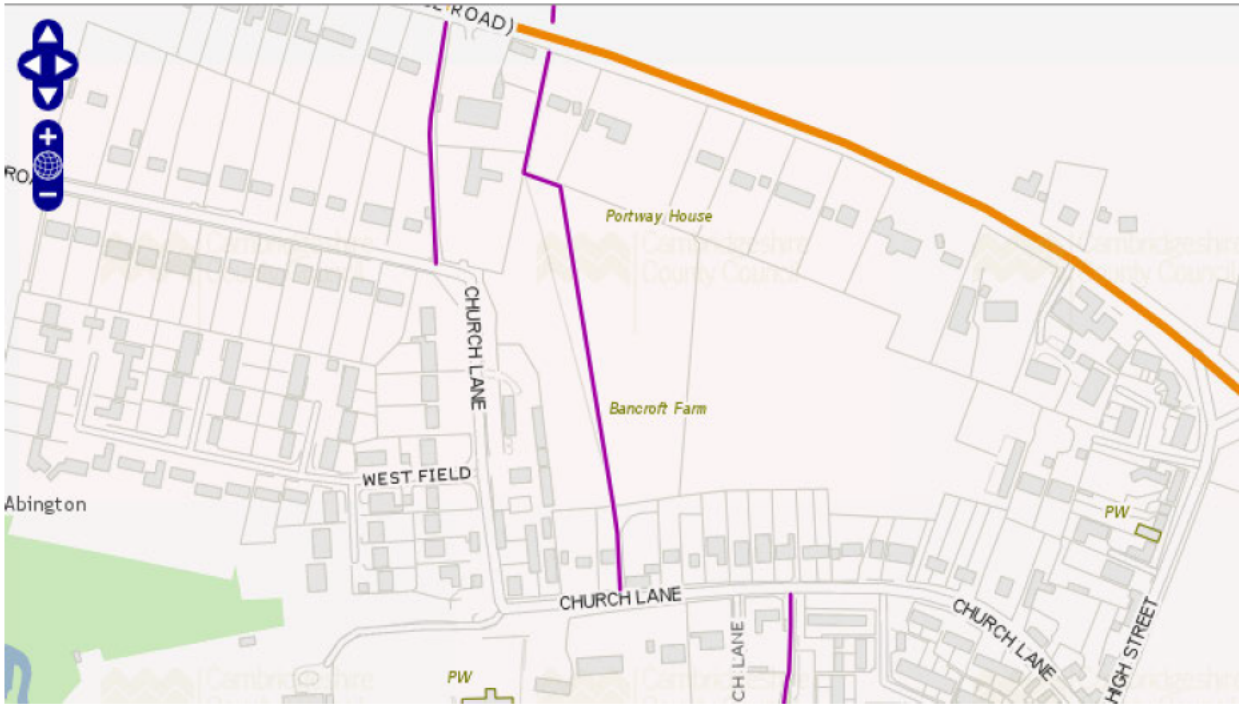
Claire Shannon MRTPI  
Planner



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APPENDIX 1: PUBLIC RIGHT OF WAY (4/4)



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.