

By email only to localplan@greatercambridgeplanning.org

Greater Cambridge Shared Planning Policy Team
C/O South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

My Ref DLA/20/065
24 February 2020

Dear sir/madam,

**RE: GREATER CAMBRIDGE LOCAL PLAN – ISSUES AND OPTIONS CONSULTATION
LAND AT LONG LANE, FOWLMERE, SG8 7TG**

I write in response to the Issues and Options consultation in respect of the draft Greater Cambridge Local Plan.

DLA Town Planning represents Terra Strategic, a strategic land promoter with land interests across the country. Terra is working with the owner of land at Long Lane, Fowlmere to promote residential development as part of the emerging Local Plan. I understand this site was not submitted in response to the Call for Sites process last year so I have completed the relevant pro forma, which is attached to this letter.

The Issues and Options consultation on the Greater Cambridge Local Plan is focused around a number of key themes and I have included below some commentary for the Long Lane site in respect of each of the relevant themes.

Climate change

Climate change is rightly a priority for the forthcoming Local Plan and new development will need to play its part in mitigating and adapting to climate change. In respect of this site, Terra Strategic is prepared to commit to a high level of energy efficiency in the new development. Hayfield Homes are part of the Terra Group and would be the housebuilder developing out the site. Hayfield Homes have been building above and beyond the newly introduced building regulations looking at energy efficiency and this core value has been at the centre of all new Hayfield developments and a key implantation on sites through the use of air-source heat pumps, photo-voltaic panels, triple glazed windows. These and other features have helped Hayfield realise and limit the long-term impact of development.

The emphasis on maximising the use of low-carbon transport is recognised, although should not necessarily prevent development in villages. With the growth in electric vehicles, development in smaller settlements can still play a role in mitigating climate change. There is an existing bus service through Fowlmere to Cambridge and developer contributions from the Long Lane site could be used to enhance this service, to the benefit of all local residents.

The Long Lane site has a good deal of tree coverage around the boundaries of the site and Terra's development proposal will look to supplement this boundary planting. In addition, more substantial tree planting could be undertaken on suitable parts of the site, particularly the land to the rear of the site.

Creating space for growing food is also mentioned in the Issues and Options consultation. If there is a need for more allotment land for either new or existing residents, there would be space available for such a use on the Long Lane site.

The area of land to the rear of the site is within flood zone 3. This part of the site will not be developed and would be retained as open space.

Biodiversity and green spaces

The Long Lane site is a field in agricultural use. It is not subject to any specific wildlife designations and there appears to be no features of notable ecological interest within the site. Further survey work will be undertaken in due course to explore this issue in more detail.

As mentioned above, additional tree planting would be undertaken around the boundaries of the site. Open space would be provided to the rear of the site, together with new habitat creation to ensure an overall net gain in biodiversity.

Wellbeing and social inclusion

The emphasis within the consultation material on community involvement in development proposals is welcome. Terra and Hayfield Homes welcome the prospect of early consultation with the local community as part of the pre-application process.

In terms of social inclusion, the development would promote a wide range of sizes and tenures of new homes. We would welcome a discussion with you about the particular housing mix that the Council would want to see on this site.

Great places

The commitment to design quality in the consultation material is welcomed. Hayfield Homes have won multiple awards in the last few years and design quality is an important element of their product.

The Long Lane site is largely unconstrained, although the presence of a Listed Building opposite the site will be an important design consideration, with the need to create an appropriate setting.

Infrastructure

The provision of appropriate infrastructure is an important consideration to Hayfield Homes as it is a key issue for potential purchasers. Appropriate developer contributions will be made through the normal channels but we will also be exploring if there are particular infrastructure issues in the village that development could help address.


Development options

You will be aware that Fowlmere is designated as a Group Village in the adopted South Cambridgeshire Local Plan. As such, while unlikely to be a focus for strategic scale growth, modest growth is appropriate and would help support and sustain important local services.

The Long Lane site measures around 6.68 hectares. However, land to the rear of the site falls within Flood Zone 2 and 3 and is not proposed for development. The developable part of the site measures around 5ha and as such would be suitable for a development of around 150 dwellings. However, the layout of the site would also lend itself to a development of only part of the site. The two properties near the centre of the site (Linden House and Uplands) delineate the site into two parts and if there were concerns over the scale of the whole site, only the eastern part could be developed, with a capacity of around 75 dwellings.

I hope this response has been useful. I would welcome the opportunity to discuss the site with you in due course. In the meantime, if you have any queries, please do not hesitate to contact me.

Yours faithfully



Simon Andrews
Strategic Planning Manager

ENC Call for Sites pro forma
Site location plan
Indicative development concept