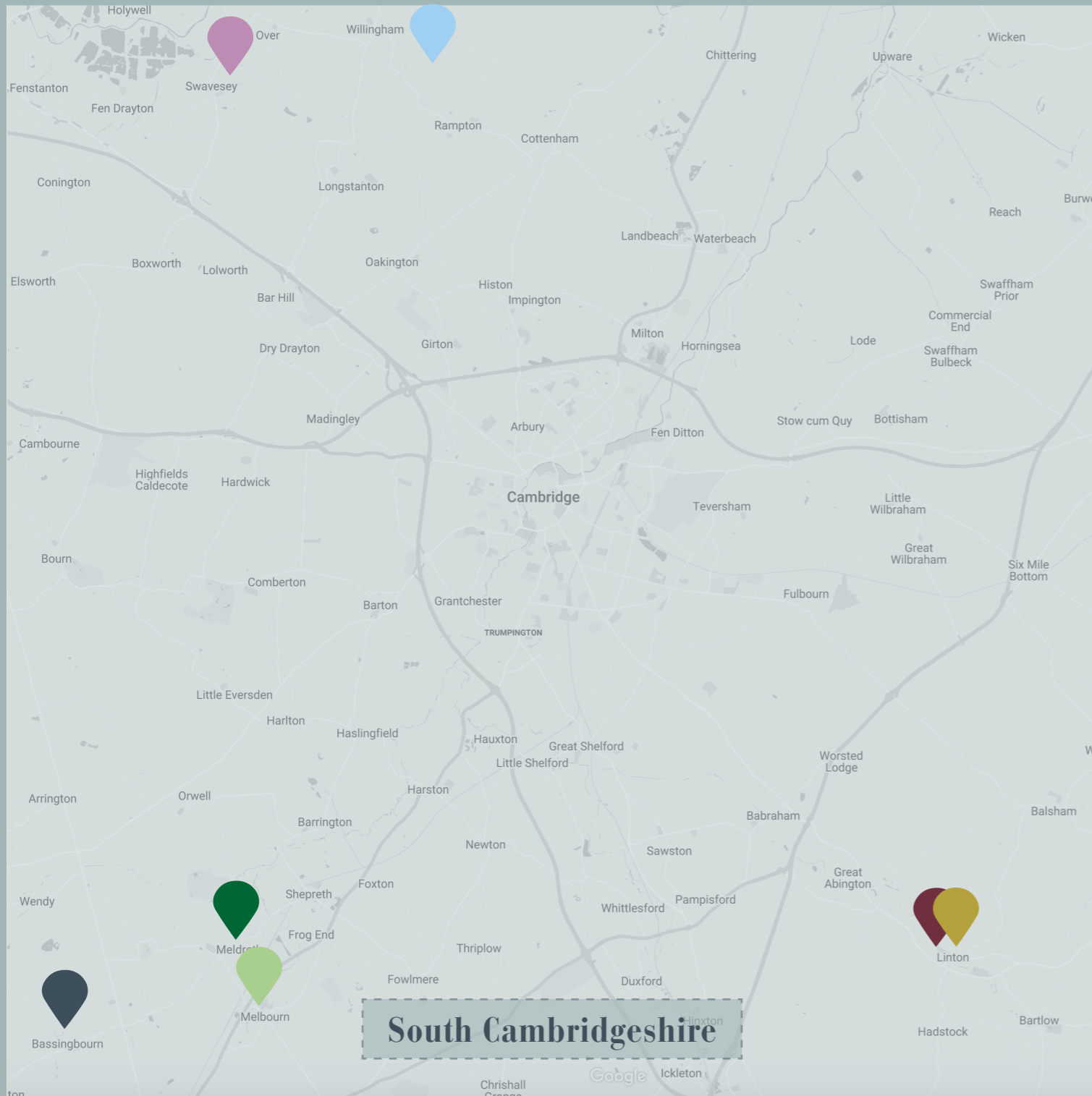


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# Opportunities for Sustainable Growth in South Cambridgeshire

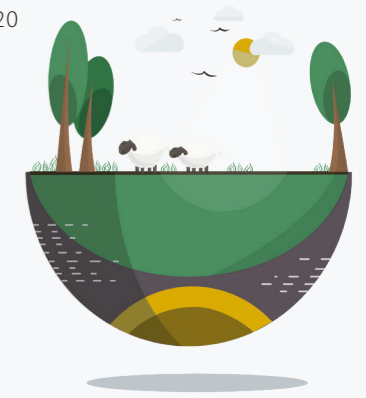
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# Introduction

Gladman is a privately funded, family run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to commercial and industrial properties, we have a solid history of delivering sites quickly. We provide professional services for landowners, many of whom are residents in the communities.

In partnership with the landowners, we are promoting these sites for residential development, to address the district's future housing needs.

This portfolio demonstrates each site's ability to make a contribution to meeting the overall housing requirements for the local area, consent is achieved, a development will normally commence within 17 months. In many cases, a planning condition can be attached reflecting this timescale to give the Council certainty on delivery whilst highlighting the opportunities to create sustainable, distinctive and attractive developments in each of these locations.



## HOW WE ENSURE A SITE IS VIABLE AND DELIVERABLE

We enter into transparent Promotion Agreements with landowners rather than the more complex Option Agreements and thoroughly review a site's viability before an Agreement is entered with a landowner. This ensures that the proposals can provide the full policy compliant affordable housing requirement and CIL compliant planning obligations when an application is submitted. On average, Gladman provide circa £12,000 per housing plot on schemes throughout the UK.

Our initial viability work and detailed due diligence ensure that proposals are deliverable without delay. Once outline planning consent is achieved, a development will normally commence within 18-24 months. In many cases a planning condition can be attached reflecting this timescale to give the Council certainty on delivery.

Once planning consent is achieved, we sell the site to a housebuilder. Having sold sites to all the major Plc house builders as well as to a huge range of small to medium sized housebuilders and Registered Providers over the past few years, we ensure that that the outline planning application documents are compatible with future reserved matter applications.

## ENGAGEMENT WITH THE COUNCIL

We have a wide range of sites within South Cambridgeshire that we are promoting on behalf of landowners. The location of these sites is included within this portfolio and we would welcome the opportunity to have discussions on the development potential with the Council.





## Linton, Balsham Road

**Settlement Tier:** Minor Rural Centre

We are promoting a site in Balsham Road, Linton included within this Vision Document. The site is 3.07 hectares and capable of delivering approximately up to 65 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

### POTENTIAL DEVELOPMENT PROPOSALS

- Up to 65 new homes
- Including up to 26 new affordable homes
- Programme of ecological enhancement
- New green infrastructure and recreation routes

### WHAT THE DEVELOPMENT COULD DELIVER FOR LINTON

- Much-needed affordable homes
- Recreational green space
- Economic benefits including increased spending at local shops and services

### KEY SITE INFORMATION

- 3.07 ha in size
- Sustainably located close to nearby services and facilities
- Within Flood Zone 1
- Access off Balsham Road
- No impact on heritage assets
- Well contained by existing landscape features





# Linton, Back Road

**Settlement Tier:** Minor Rural Centre

We are promoting a site in Back Road, Linton included within this Vision Document. The site is 3.98 hectares and capable of delivering approximately up to 95 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

## POTENTIAL DEVELOPMENT PROPOSALS

- Up to 95 new homes
- Including up to 38 new affordable homes
- Programme of ecological enhancement

## WHAT THE DEVELOPMENT COULD DELIVER FOR LINTON

- Recreational green space
- Economic benefits including increased spending at local shops and services

## KEY SITE INFORMATION

- 3.98 ha in size
- Within Flood Zone 1
- Sustainably located close to services and facilities
- Safe access off Back Road





# Bassingbourn, Brook Road

**Settlement Tier:** Minor Rural Centre

We are promoting a site in Brook Road, Bassingbourn included within this Vision Document. The site is 6.46 hectares and capable of delivering approximately up to 140 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

## POTENTIAL DEVELOPMENT PROPOSALS

- Up to 140 new homes
- Including up to 56 new affordable homes
- Creation of a naturalistic green corridor
- Landscaping to retain character
- Improve net biodiversity on the site through wetland creation; hedgerow planting; native planting; and provision of new bird nesting opportunities.

## WHAT THE DEVELOPMENT COULD DELIVER FOR BASSINGBOURN

- Recreational green space, including naturalistic green corridor
- Economic benefits including increased spending at local shops and services
- Secure affordable housing for the settlement

## KEY SITE INFORMATION

- 6.46 ha in size
- Sustainably located adjacent to Bassingbourn Primary School, Village College and Sports Centre  
The site is well contained





## Meldreth, Whitecroft Road

**Settlement Tier:** Group Village

We are promoting a site in Whitecroft Road, Meldreth included within this Vision Document. The site is 3.64 hectares and capable of delivering approximately up to 90 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

### POTENTIAL DEVELOPMENT PROPOSALS

- Up to 90 market homes
- Including up to 36 affordable dwellings

### WHAT THE DEVELOPMENT COULD DELIVER FOR MELDRETH

- Community benefits through CIL-compliant financial contributions
- Increased household expenditure in Meldreth and the local area

### KEY SITE INFORMATION

- 3.64 ha in size
- Well contained by residential dwellings to the east and Whitecroft Road to the west
- Sustainable settlement with excellent transport links, including a train station with regular services to Cambridge and London
- No impact on heritage assets





## Melbourn, New Road

**Settlement Tier:** Minor Rural Centre

We are promoting a site in New Road, Melbourn included within this Vision Document. The site is 5.88 hectares and capable of delivering approximately up to 140 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

### POTENTIAL DEVELOPMENT PROPOSALS

- Up 140 new homes
- Including up to 56 new affordable homes
- Existing vegetation to be retained and enhanced to successfully integrate the site into the wider receiving landscape

### WHAT THE DEVELOPMENT COULD DELIVER FOR MELBOURN

- Recreational green space
- Net biodiversity gains
- Economic investment into the settlement

### KEY SITE INFORMATION

- 5.88 ha in size
- Within Flood Zone 1
- Sustainable settlement neighbouring a train station with regular services to Cambridge and London
- Complements recent development to the north and north-west of the site
- No harm to heritage assets





## Over, Station Road

**Settlement Tier:** Group Village

We are promoting a site in Station Road, Over included within this Vision Document. The site is 3.46 hectares and capable of delivering approximately up to 65 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

### POTENTIAL DEVELOPMENT PROPOSALS

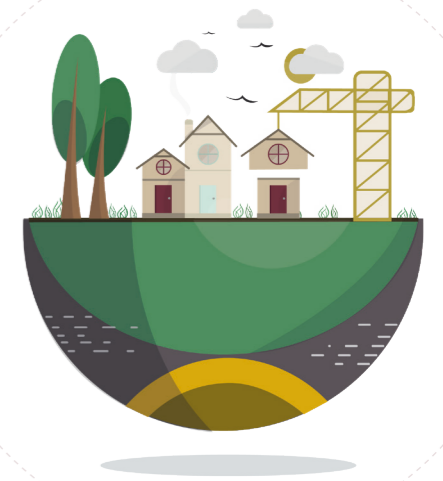
- Up to 65 new homes
- Including up to 16 new affordable homes
- Retains open space to create a sensitive transition to the existing recreation ground

### WHAT THE DEVELOPMENT COULD DELIVER FOR OVER

- CIL-complainant financial contributions in order to provide the Council to re-invest in the settlement
- Such contributions can provide improvements to the nearby community centre and sports facility
- Opportunity to provide an extension to the existing Recreation Ground

### KEY SITE INFORMATION

- 3.46 ha in size
- Well contained by Station and New Road and sustainably located adjacent to existing development
- Sustainable settlement within walking distance of the Cambridgeshire Guided Busway





## Willingham, Willingham Road

**Settlement Tier:** Minor Rural Centre

We are promoting a site in Willingham Road, Willingham included within this Vision Document. The site is 4.82 hectares and capable of delivering approximately up to 100 dwellings. We would welcome an opportunity to discuss the site with the Council and the development it could deliver.

### POTENTIAL DEVELOPMENT PROPOSALS

- Up to 100 new homes
- Including up to 40 new affordable homes

### WHAT THE DEVELOPMENT COULD DELIVER FOR WILLINGHAM

- CIL-compliant contributions to provide community benefits, such as improving bus services
- Publically accessible open space
- Affordable housing

### KEY SITE INFORMATION

- 4.82 ha in size
- Within Flood Zone 1
- Sustainable settlement containing shops and a primary school
- Biodiversity and Ecological Opportunities
- No adverse heritage impacts



# What could the sites deliver?

The proposed sites could deliver many social, economic and environmental benefits to their local areas and the wider South Cambridgeshire area. Gladman would be happy to discuss specific benefits that the schemes could provide.

## RESIDENTIAL

Each site has the potential to deliver a substantial number of dwellings to assist South Cambridgeshire District Council in meeting its housing needs and maintain a five-year housing land supply. As with all its schemes, Gladman will provide full policy compliant affordable housing on-site, helping South Cambridgeshire to meet its affordable housing targets.



## RECREATIONAL GREEN SPACE

The sites will be designed to accommodate public open space, often including children's play areas, footpaths, trim trail equipment, and cycle links. Where possible, the sites will be incorporated into the wider Public Right of Way network, offering real benefits to the local community.



## COMMUNITY

Appropriate contributions will be made to local education, medical and library facilities to support the regeneration of local communities. Contributions could also be made to local clubs, groups or projects. As with all new developments, new residents will also generate an increase in local expenditure, providing increased spending in the local area as well as the wider area.

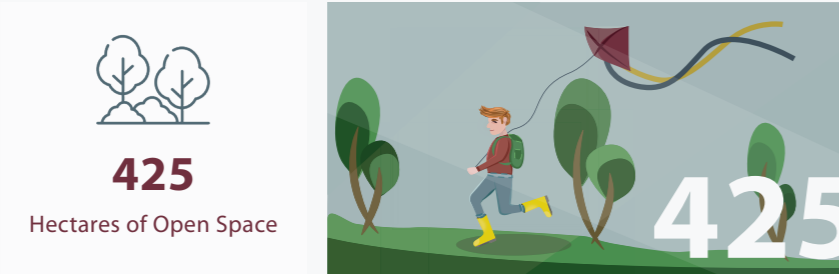
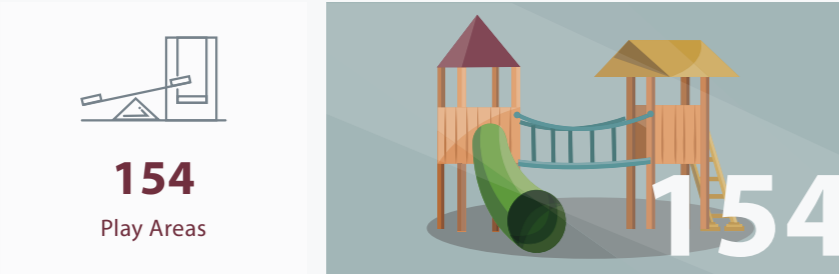


## BIODIVERSITY

Biodiversity of the sites will be protected, diversified and improved as part of the proposals. An ecological appraisal will be completed as part of any future applications and will identify mitigation measures should any protected species be found on site. Alongside the retention of existing hedgerows and trees where possible, new landscaping, private gardens, and informal green spaces can achieve net gains in biodiversity.

# More than Market Housing

Gladman has a strong record of securing much more than just market homes. Over the past 9 years we have achieved planning permission for the following:\*



These are significant public benefits which are being realised by local communities through our proposals. On average, Gladman secures £12,000 per plot for local services and facilities.

\*All contents correct as of October 2019

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## Next Steps

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

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