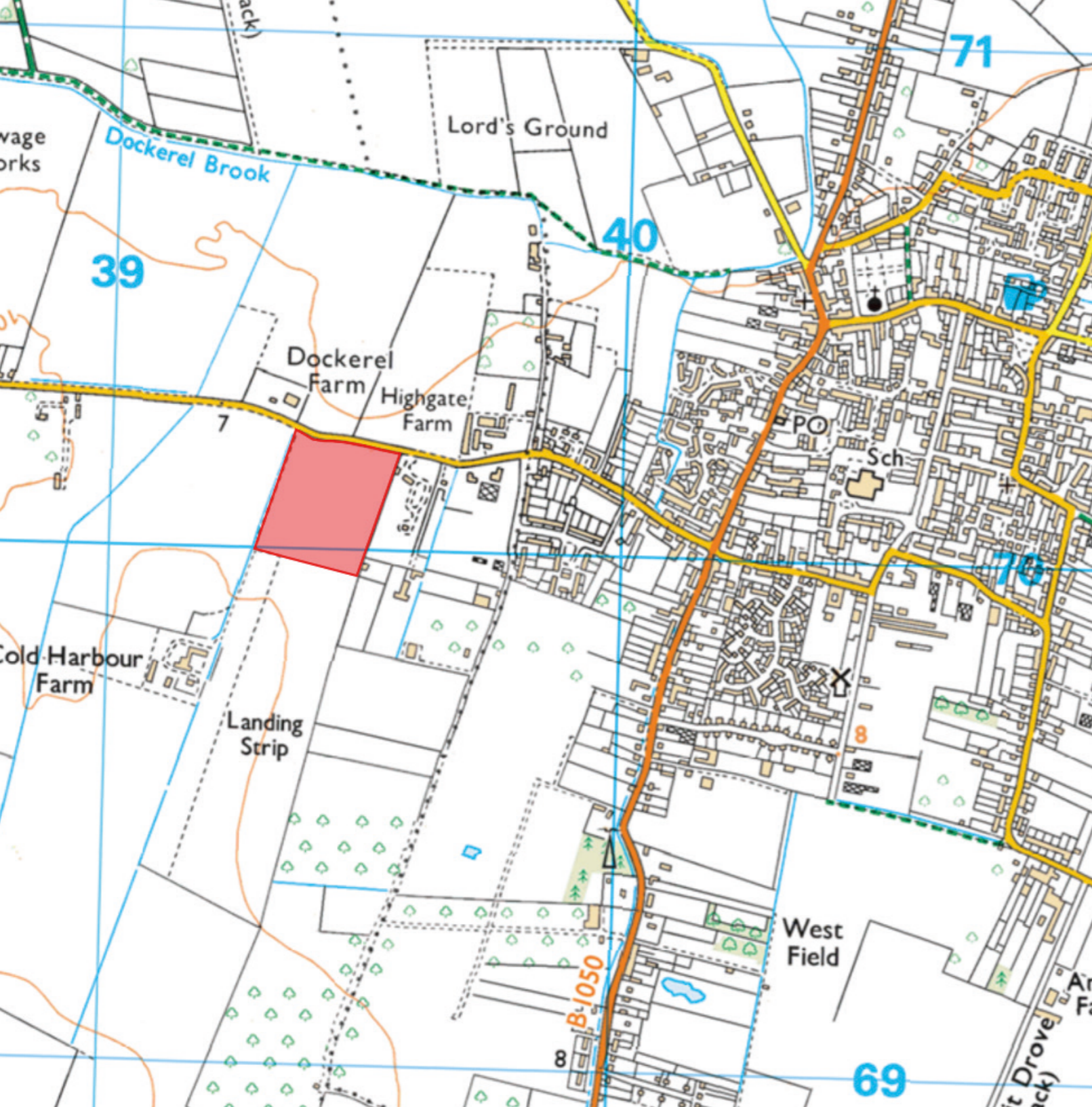




The  
Vision  
For

Land at  
**Willingham Road**  
— Willingham —



Gladman are a privately funded, family-run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to our success in commercial and industrial properties, we have evolved into the UK's largest and most successful land promoter.

Gladman wish to promote land at Willingham Road, Willingham for residential development. The site has the potential to deliver a mix of 2-5 bedroom homes, 40% of which would be affordable, as well as the potential for additional community benefits (subject to further consultation).



#### THE SITE













- Site Size: 4.82 Ha / 11.90 acres
- Development proposals: The site has the potential to deliver a residential development of approximately 100 new homes with public open space and play facilities. The development of the Willingham Road site also offers the opportunity to provide further benefits to the community. Gladman are keen to work with the community to identify any such benefits which could be secured as part of any allocation.

#### LAND OWNERSHIP & DELIVERY

- Land ownership: The landowners of the site wish to make it available for new homes. There is a signed contract between Gladman and the landowners to promote the land for residential development. There is an obligation that the land will be released as soon as planning permission is granted.
- Timescales for delivery: It is anticipated that construction could commence within two years of the grant of outline planning permission.

# THE SITE: SUITABILITY FOR DEVELOPMENT



-  Site boundary
-  Existing settlement
-  Existing woodland blocks
-  Existing hedgerow
-  Existing tree screen
-  Existing ditch
-  Existing onsite topography
-  Distant views of the site
-  Views into the site from close proximity
-  Potential tree buffer
-  Potential location for attenuation feature
-  Potential access location

## Landscape Character



- The site is not subject to any national, local or other landscape designations.
- The site is well contained within the landscape and landscape features would be retained where possible.
- It is anticipated that with sensitive landscaping, green infrastructure provision and good quality design, any impact of a development on the countryside and the character of Willingham could be minimised.

## Biodiversity, Green Open Space & Local Wildlife



- The site is not designated for its biodiversity value and is in agricultural use.
- An initial ecological assessment undertaken by specialist consultants has concluded that there would be no significant ecological constraints to the development of the site.
- The development of the site would provide the opportunity to deliver a number of biodiversity benefits.

## WHAT COULD THE DEVELOPMENT DELIVER ?

### Recreation Green Space

The site offers the potential for pedestrian and cycle routes through the site, with new landscaping and open space for recreational activities.



## Heritage



- Initial, desk-based research has found that there are no designated heritage assets on or visible from the site. As such, it is not anticipated that there would be any heritage constraints to the development of the site.

## Design



- The proposals will follow a design-led approach, taking into account the setting of the site.

## Flooding



- The site falls entirely within Environment Agency Flood Zone 1 i.e. land assessed as having a less than 1 in 1,000 annual probability of flooding.

## Access and Highways



- The site could be served by via one or more access points off Willingham Road.

## Affordable Housing

If allocated, any development on the site would deliver 40% affordable housing, in line with South Cambridgeshire Local Plan policy.

## New Homes

Approximately 100 new homes of a range of sizes.



## 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.

01260 288 800

[www.gladmanland.co.uk](http://www.gladmanland.co.uk)

