

FEBRUARY 2020

DEVELOPMENT SITE REPORT - TO DELIVER A LOCALLY BASED
COMMUNITY DEVELOPMENT

LAND AT LONGSTOWE, LONGSTOWE HALL ESTATE, CAMBRIDGESHIRE



Date: 24.02.2020

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OUR VISION

Located to the south of Longstowe Hall, the site is owned by a local landowner and valued member of the local community. The 'Vision' is to develop a community-based scheme which is supported by local residents and informed by Socio-Economic research undertaken by Bidwells, which identifies a housing need to sustain the village community.

The 'Vision' seeks to deliver a landscape-led development of approximately 5.64 hectares, of which a provision of approximately 3 hectares is aimed at providing benefits to the community. This includes encouraging healthy lifestyles and enhancing the wellbeing of residents alongside an uplift in local landscape and biodiversity which responds to and enhances the character of the village edge setting.

The proposed development is the product of extensive public consultation which both identified the need for a community led scheme and has helped to shape development proposals. Consultation with the community has been a vital aspect of the proposed development and has been maintained throughout in preparation of the 'Vision'. Consultation will continue as the proposal is brought forward.



Figure 1; Concept Master plan

ENGAGEMENT TIMELINE

- Met with South Cambridgeshire Housing Officer - July 2018
- Met with planning portfolio holder, leader of the council and director of planning at South Cambridgeshire District Council - September 2018
- Parish Council AGM - April 2019
- Presentation to the Parish Council - October 2019
- Presentation to Local Residents (1) October 2019
- Presentation to Local Residents (2) November 2019
- Presentation to Local Residents (3) December 2019
- Presentation to Local Residents (4) December 2019
- Presentation to Local Residents (5) December 2019
- Presentation to Local Residents (6) January 2020

This Development Site Report has been prepared to demonstrate the need for local development in Longstowe. This report supports the promotion of the site in the Greater Cambridge Local Plan.

Four primary themes have been identified by the council in assessing the potential of sites for suitable growth, which are:

- Responding to climate change;
- Increasing Biodiversity and Green Spaces;
- Promoting wellbeing and equality; and
- Delivering quality places.

This report follows an assessment and evaluation process to identify the opportunities and constraints informed by a landscape led concept master plan which provides numerous benefits to the local community and an uplift for local landscape and biodiversity.

- A community and landscape led development of approximately 30 new dwellings that is respectful of the character and vernacular of the village and is informed by historic development patterns.
- A unique development which utilises existing agricultural units to convert into community use and / or residential dwellings.
- A mix of styles and tenures with a focus on homes for people looking to down-size within the village and family homes.
- A large provision of multifunctional open spaces, nature reserves, woodland and community gardens

interlinked by footpaths to provide community, well-being and biodiversity benefits.

Importantly, this Development Site report is strongly influenced by a Village Assessment undertaken by Bidwells Socio-Economic team. The key findings from this work help define the outcomes in the Development Site Report.

There have been numerous community engagements which have taken place since April 2019 to understand the community needs and aspirations, these are explained in section 1.2.

The document comprises the following sections:

SITE CONTEXT

A description of the site in its local and wider context including a study of local amenities and a photographic study of the site.

The section includes a desktop assessment of the site's mapping data including designations, significant vegetation and historical information to determine the key, local issues, opportunities and constraints of the site and surroundings.

TECHNICAL CONSIDERATIONS

This section provides a summary of the initial assessment work undertaken for highways and drainage including the proposed new vehicular access points.

1.2 LOCAL CONSULTATION AND IDENTIFICATION OF KEY ISSUES AND FINDINGS

The following time line identifies the dates of the local consultations with the Parish Council, Senior Planning Officers at South Cambridgeshire District Council and local residents which were held over the winter months, strategic options for the site were presented and discussed.

Each presentation lasted at least one hour, and numbers were kept small to allow plenty of time for each person to give their views. In total there have been 33 separate households which have been consulted, represented in red on the adjacent map.

- **17 July 2018** – Representatives of the Longstowe Hall Estate met with South Cambridgeshire’s housing officer to discuss Bourn and Longstowe proposals.
- **20 September 2018** - Representatives of the Longstowe Hall estate met with the planning portfolio holder, leader of the council and director of planning at South Cambridgeshire District Council to discuss this community based proposal. This meeting followed previous discussions held in July 2018 as well as announcement made in spring that year by the leader of the council and planning portfolio holder with regard to more sustainable housing to be delivered in particular villages including Longstowe.
- **18 April 2019** - Parish Council AGM where the housing needs survey was reported on, and where parishioners expressed a strong desire to see more housing brought forward in the village, but thought that Longstowe Hall Estate would be averse to releasing land for building.
- **10 October** - Initial presentation to the Parish Councillors.
- **14 October** - Presentation to 4 members of the oldest families living in the Parish and second presentation to 3 young families in the village.
- **26 November** - 2 presentations to Core group of 9 families living in the heart of the village.
- **9 December** - Presentation to a group from the houses beyond St Johns Farmyard and more persons with properties in Rushbrook Close.
- **10 December** - Individual presentation to family immediate adjacent to the centre of village development site.
- **14 December** - Presentation to 2 households looking on to the centre of village plot.
- **2 January 2020** - Presentation to owners of larger family homes in the village



Figure 2; Households Consulted within the Village

RESPONDING TO VILLAGE CONSULTATIONS

Initial engagement with local residents has informed the illustrative master plan which shall seek to demonstrate:

- Properties to be set back from the road edge, to mirror the look opposite with a positive front garden.
- Parking to be for a minimum of 2 cars per household to avoid any roadside parking.
- A mixture of properties with bungalows favoured for retirement.
- To include family homes to encourage families to put down roots.
- Retirement homes would ideally be retained for rental to elderly Longstowe residents.
- Potential for existing farm buildings to be used for conversion into shared office space.
- Development to explore renewable energy infrastructure.
- Explore green solution to sewerage and therefore not adding to the overburdened existing system.
- Prevention of the landscaped areas being left under the ownership of any developer to prevent a later application seeking to build on the green spaces.
- Potential for Longstowe Estate to retain ownership and maintenance of the landscape areas.
- Replacement of the large grain store at St Johns would be an improvement rather than converting it.



Figure 3; Opportunities for Interaction with Nature



Figure 4; Opportunities for Organised Activities



Figure 5; Longstowe Community Gathering



Figure 6; Longstowe Community Gathering



Figure 7; Longstowe Village Board



The site is located to the west of Longstowe, a village with a population of approximately 205 people (2011 census) located in the south west of South Cambridgeshire.

Figure 8; Proposed Site



There are local amenities including a sports ground and village hall.

The settlement is located approximately 3.3km to the south-west of Bourn and 3.8km to the east of Great Gransden where there are local Primary Schools. Cambridge and St Neots are the closest main service centres.

Further education facilities are in Comberton and St Neots.

- 1 Longstowe Hall
- 2 St Mary Church
- 3 Village Sports Ground
- 4 Village Hall
- 5 Wysing Arts Centre
- 6 The Red House Pub and Restaurant
- Bus Stop on the St Neots - The Hatleys Route

Figure 9; Site Context

2.3 HERITAGE CONTEXT

Longstowe is recorded as early as 1066, and in spite of its situation on the north road, it grew slowly, with its built form only reaching what is now the A1198 in the 19th century.

HERITAGE ASSETS

There are a number of heritage assets which have been identified as being located within or in close proximity to the site. These are:

- Middle Farmhouse – Grade II listed building;
- St John’s Farmhouse – Grade II listed building;
- Barn to the rear of Middle Farm – Curtilage listed building;
- Barns south of St John’s Farmhouse – Curtilage listed buildings;
- St John’s Cottage – Non-designated heritage asset;
- 63 High Street – Non-designated heritage asset;
- The Forge, High Street – Non-designated heritage asset;
- 53 High Street – Non-designated heritage asset.

HERITAGE CONSIDERATIONS

The areas immediately surrounding the listed buildings are most sensitive to development, however, they present their own opportunities in relation to conversion of their curtilage listed buildings.

Views of the listed buildings both from the High Street and from the countryside beyond also form part of their settings.

As shown on the 1887 OS map, the farm groups were originally much more extensive, particularly at Middle Farm with the ancillary buildings extending south and west from the farmhouse.



Key

- Site Boundary
- Grade II Listed Building
- Curtilage Listed Building
- Non-designated Heritage Asset



Figure 10; 1887 Ordnance Survey Map of Longstowe

2.4 UNDERSTANDING THE SITE

1887



The historic settlement pattern of Longstowe shows development concentrated along the High Street (B1046)

Middle Farm can be seen on the historic mapping as including a number of additional structures which are not present today. The village previously included a pub called the Three Horse Shoes and a Post Office which have now been converted into residential use.

1902



Development has been built fronting onto the High Street. Historic field boundaries are evident surrounding Middle Farm including some additional footpaths which do not remain today.

1950

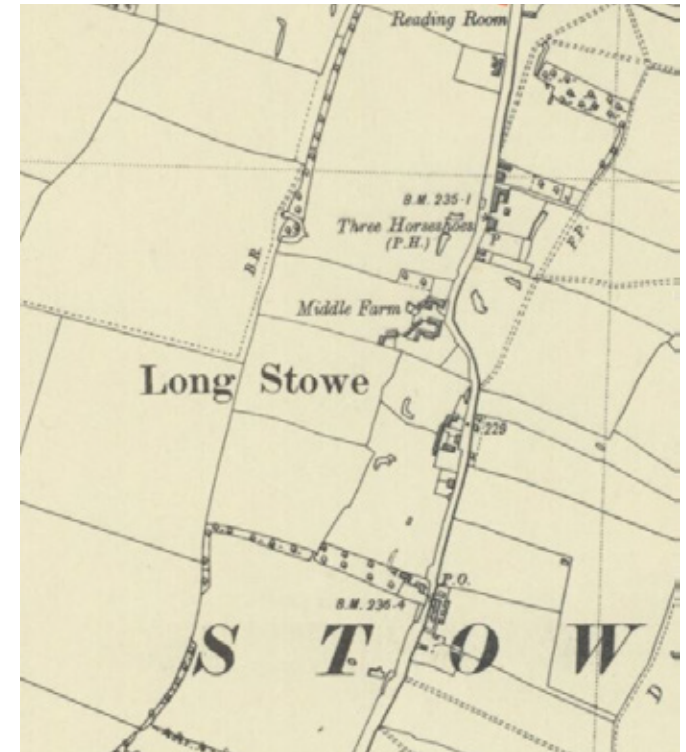


Figure 11; Site History

2.5 SOCIO-ECONOMIC CONTEXT

HOUSING

The existing housing stock in Longstowe village is dominated by larger houses with 3 bedrooms or more, with limited supply of smaller (1 or 2 bedroom) houses.

The village has high occupancy ratings, which suggest that people are living in houses that are bigger than what they require. A residents led Housing Survey in 2017/2018, revealed support for growth of the village and specifically demand for privately owned and rented smaller houses (2-3 bedrooms).

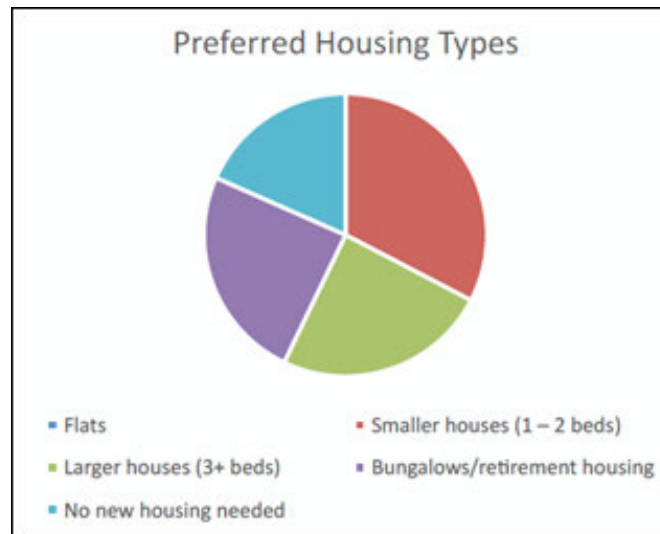


Figure 12; Longstowe Residents (2018) Longstowe Housing Plan

POPULATION

The population of the village has declined by 9% from 204 in 2011 to a projected 186 residents in 2018, a lower resident population than in 2001 (193).

The age structure shows higher levels of older children, elderly and working age people; fewer children.

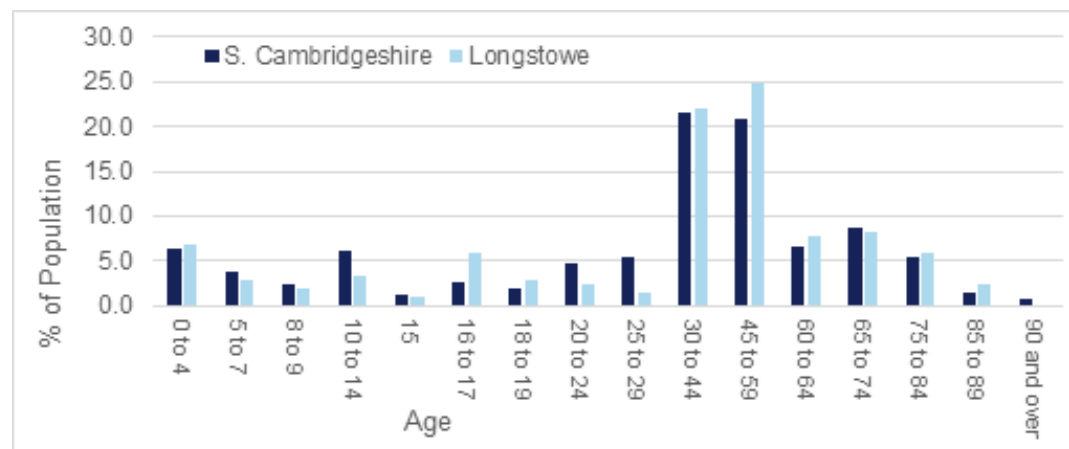
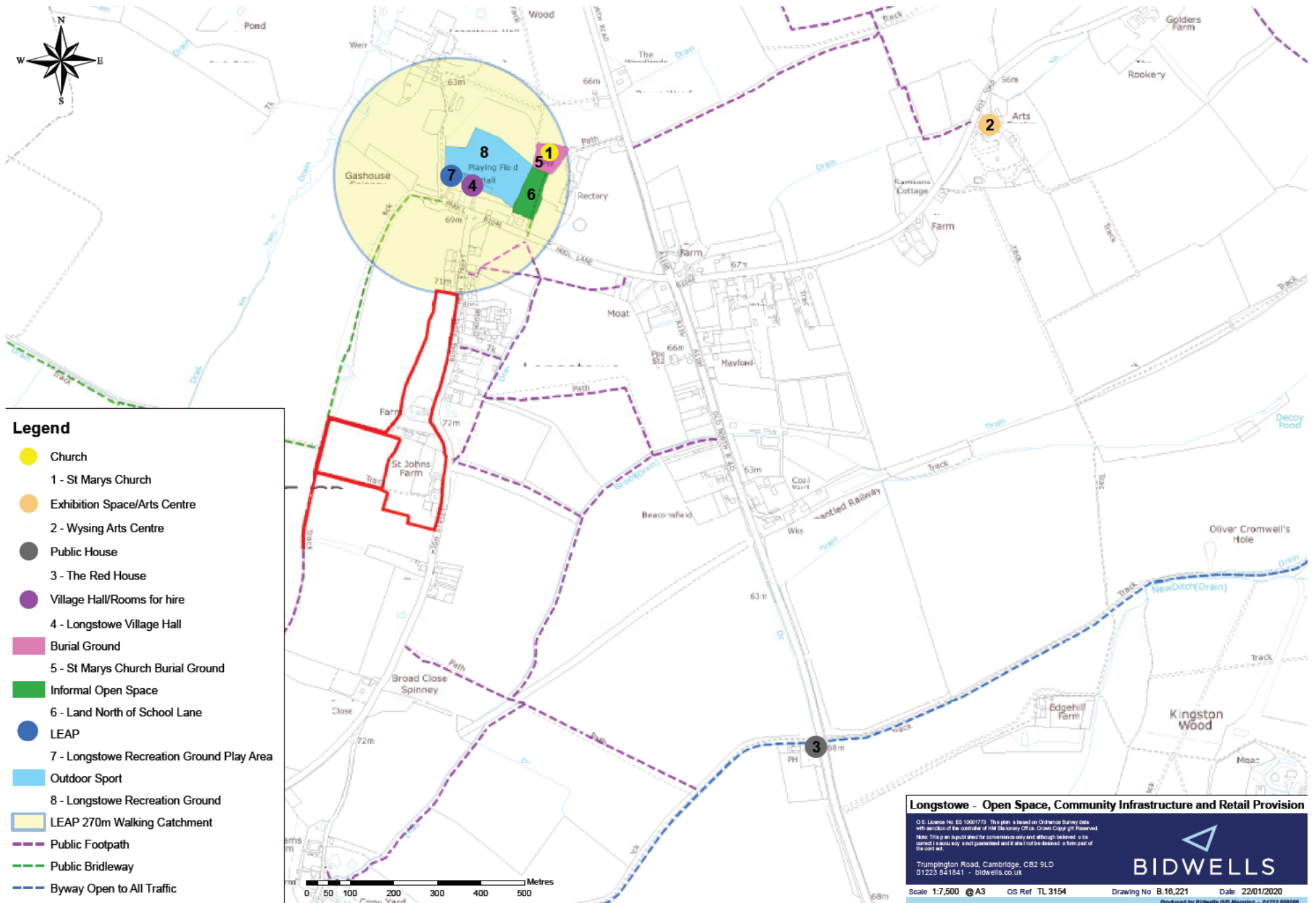


Figure 13; Census 2001, Census 2011, ONS Small area population projections 2018

OPEN SPACE

The village has a play area, informal open space and sports pitches. Whilst quantitatively the play area falls below the populations standards, it offers a range of play equipment for children aged up to 14.

Facilities are concentrated in the north of the village, with some residents outside the 'formal' walking catchments for play areas, but still within the reasonable distance for a village amenity. Use of the sports pitches is limited to summer cricket use, by the lack of funding / people to ensure the ground is maintained and pavilion cleaned. The village has no communal food growing provision.



Longstone - Open Space, Community Infrastructure and Retail Provision

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Figure 14; Longstone Open Space, Community Infrastructure and Retail Provision

COMMUNITY BUILDINGS AND INFRASTRUCTURE

Longstowe has two community buildings (hall/sports pavilion and church) and a part-time post office enabling a range of activities for people of all ages in the village and beyond.

The buildings are well maintained but the life of the community is vulnerable to stagnation and even decline because of its small size.

EDUCATION

There is no provision of preschool, primary or secondary education in Longstowe.

The catchment primary school currently has no spare capacity, but the planning area as a whole has more than 50 spaces for the foreseeable future. Comberton VC, the catchment secondary school is currently over capacity as is the other secondary school within the planning area. Expansion of Cambourne Village College is expected to absorb this demand. Both the catchment primary and secondary school offer a free bus service to pupils.

HEALTH AND SOCIAL CARE

Health and social care facilities are not present in Longstowe, but the wider area including neighbouring settlements, is well served by doctors, dentists and pharmacies.

Greater use of flexible buildings such as community halls, access to health services in Longstowe is likely to increase. Social services and primary care is in the process of reorganisation with services being concentrated into health hubs offering a complete and integrated service. Longstowe will benefit from this reorganisation.

LOCAL EMPLOYMENT

There are a range of occupations in local business principally within tourism and agriculture. Drawing on web sources and information from local residents the following opportunities for work in Longstowe have been identified.

- Tourism: Holiday / short term let accommodation at The Red House, The Beeches, High St; Longstowe Hall wedding venue.
- Agriculture: Longstowe Hall Estate, DC &K Rolls.
- Construction.
- Retail: Restaurant at Red House Farm.



Figure 15; Longstowe Play Area



Figure 18; The Village Hall / Sports Pavilion and Play Ground



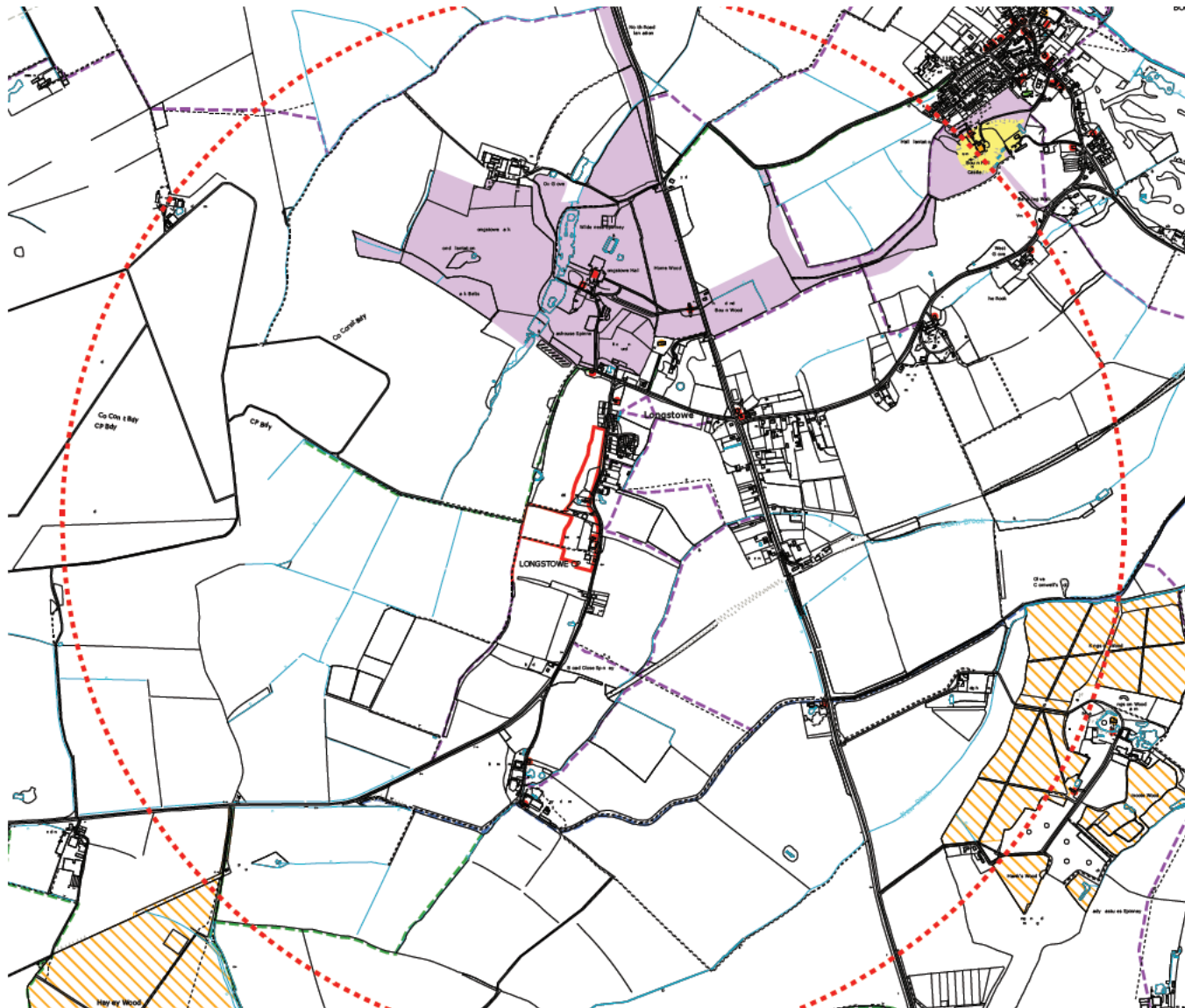
Figure 16; Housing in the Village



Figure 17; The Village Hall / Sports Pavilion



Figure 19; The Village Hall / Sports Pavilion Car Parking



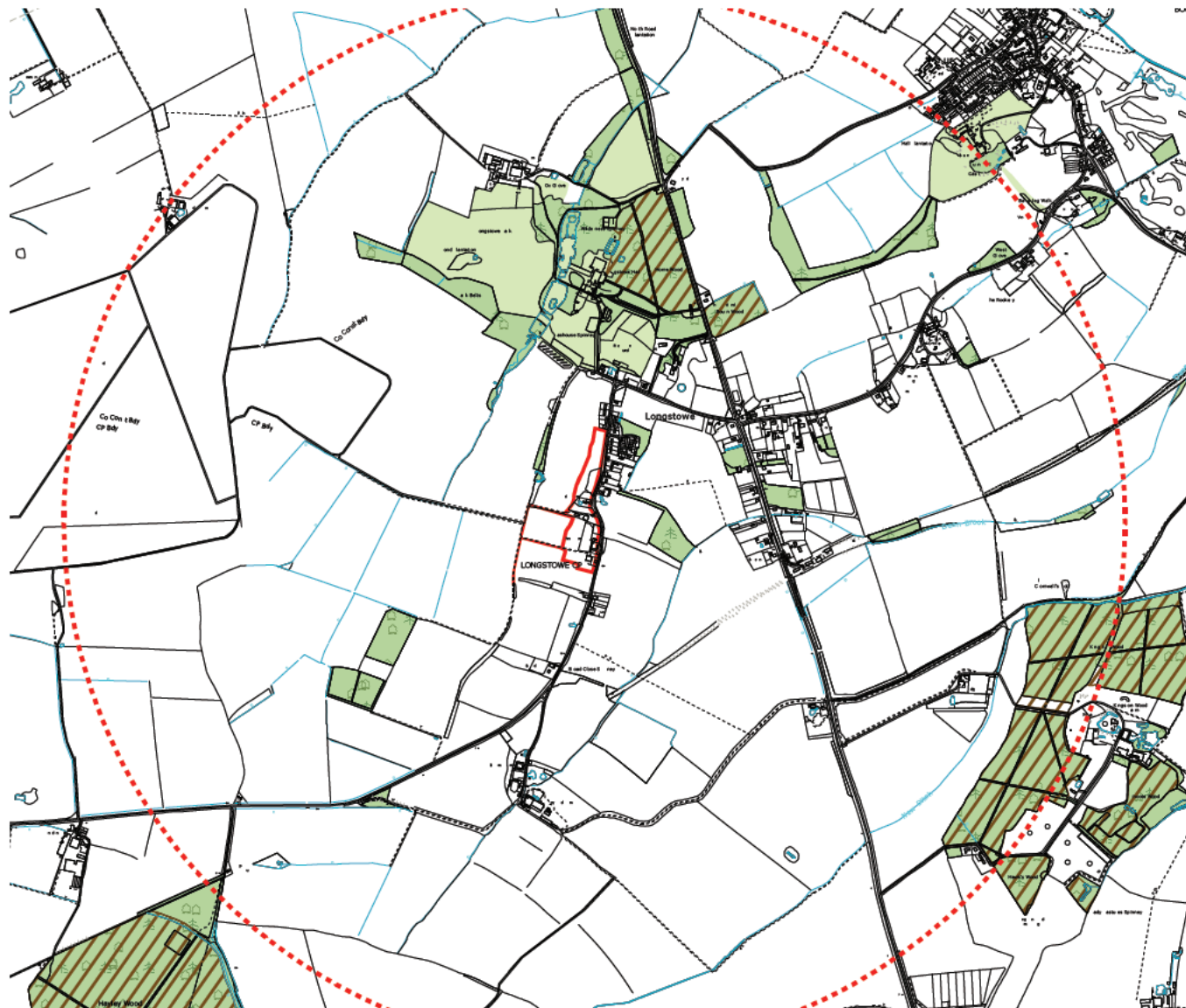
There are two Grade II Listed buildings within the site boundary, these are both farmhouses at Middle Farm and St Johns Farm.

There are a number of Public Rights of Way within 2km of the site including public footpaths and public bridleways. To the north of the site is Longstowe Registered Park and Garden and within the 2km to the south-east is Kingston Wood and Outliers SSSI.

- Proposed Development Site
- 2km Radius
- Public Footpath
- Public Bridleway
- Byway Open to All
- SSSI
- Scheduled Ancient Monuments
- Registered Parks and Gardens
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

Figure 20; Designations

2.7 SIGNIFICANT VEGETATION



Longstowe Hall Registered Park and Garden is located to the north of the site, the landscape includes Ancient Woodland and Woodpasture and Parkland habitats.

In addition to Longstowe Hall there are a number of blocks of woodland within 2km of the site, this includes a large expanse of ancient woodland located at Kingston Wood and Outliers SSSI.

-  Proposed Development Site
-  2km Radius
-  Ancient Woodland
-  Woodland Habitats
-  Woodpasture and Parkland

Figure 21; Significant Vegetation

2.8 OPPORTUNITIES AND CONSTRAINTS OF THE SITE

Through baseline mapping and assessment a number of opportunities and constraints have been identified which provide a framework within which proposed development can be brought forward.

SITE BOUNDARIES

- The eastern site boundary joins the High Street where there are existing points of access to Middle Farm and St Johns Farm buildings.
- To the north, the proposed site meets existing dwellings along the High Street. There is an opportunity to ensure any proposed development works cohesively with existing housing whilst ensuring that any boundaries between the two are sensitively treated.
- To the west, the proposed site boundary is informed by historic field boundaries to ensure a natural edge to development is retained with the capacity to bring forward bio-diversity enhancements.

LEVELS & DRAINAGE

- The landform is generally flat with small scale undulations.
- There is an opportunity to create soft edges to the proposed development to protect views and enhance vegetation links.
- The desktop study does not show any evidence of drainage channels within the site although base mapping shows one small water-body within Middle Farm.

- The site lies outside of any Flood Risk Zones.

ACCESS & CIRCULATION

- Where there are existing points of access to Middle Farm and St Johns Farm buildings, there is an opportunity to utilise and enhance these to become points of vehicular access to any proposed development.
- There is the potential to create footpaths which link with existing routes to provide a circular walking network.

LAND USE

- The site consists of Middle Farm and St Johns Farm both of which include a Grade II Listed farmhouse.
- The surrounding buildings consist of agricultural structures and one residential building to the south of St Johns Farm which is enclosed by hedgerow.
- The remaining site is made up of the arable and pastoral fields with intermittent tree and hedge boundary vegetation.
- The remainder of the site consists of arable fields, vegetated field boundaries and private gardens associated with the residential dwellings.
- There is an opportunity to enhance the biodiversity across the proposed site which currently has limited opportunities for habitat and ecological diversity.

VEGETATION

- There is an opportunity to re-introduce historic field boundaries to enhance vegetation links across the

proposed site and to inform developable areas.

- There is an opportunity to encourage a diverse eco-system by introducing a variety of open space typologies and planting variety.

LEGEND


















	<i>Proposed Site Boundary</i>
	<i>Existing Vegetation</i>
	<i>5m Contour Lines</i>
	<i>Existing Road</i>
	<i>Existing Public Right of Way</i>
	<i>Proposed Access or Upgrade</i>
	<i>Permissive Footpath through the Site Boundary</i>
	<i>Existing Agricultural Buildings / Structures</i>
	<i>Residential Dwelling within Site Boundary</i>
	<i>Grade II Listed Building</i>
	<i>Indicative Setting of Grade II Listed Building</i>
	<i>Existing Dwellings and Frontage Direction</i>
	<i>Open Views Towards Adjacent Fields</i>
	<i>Historic Field Pattern</i>
	<i>Historic Building Footprints</i>
	<i>Village Sports Ground and Village Hall</i>
	<i>Registered Park and Garden</i>



Figure 22; Opportunities and Constraints



Figure 14; Surface Water Mapping - Environment Agency

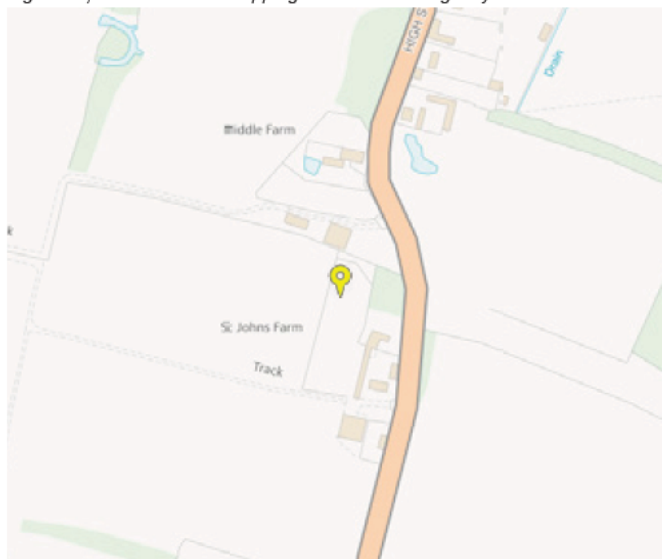










Figure 23; Flood Risk Mapping - Environment Agency

An initial Flood Risk and Drainage Site Appraisal was undertaken by EAS in January 2020.

- This report has dealt with a proposed development of 30 dwellings with associated landscaping, amenity space and wildlife habitat creation.
- The site falls wholly within Flood Zone 1 of the Environment Agency (EA) Flood Zone maps. It is also shown to be predominantly at very low risk of surface water flooding with a small overland flow path which builds up against one of the agricultural buildings before running east towards High Street.
- This will be mitigated by installing an effective surface water drainage system on the site. There are no obvious outfalls for surface water drainage on the site with the information currently available and further work is required to establish a suitable outfall or undertake site specific infiltration testing to determine a specific infiltration rate.

LEGEND

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

3.2 ACCESS REVIEW

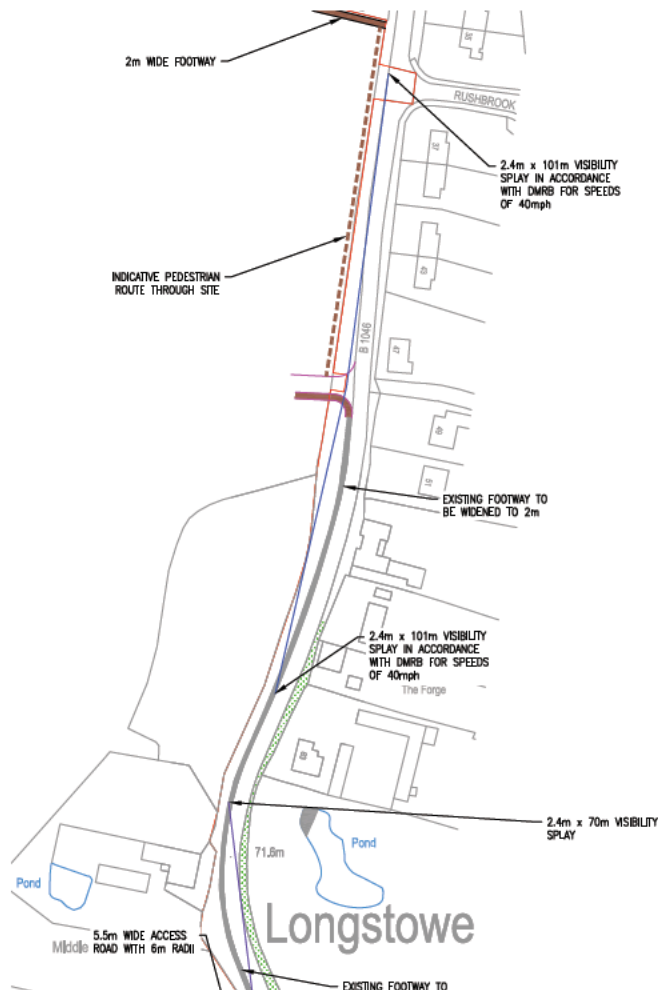


Figure 24; Proposed Access - North of the site

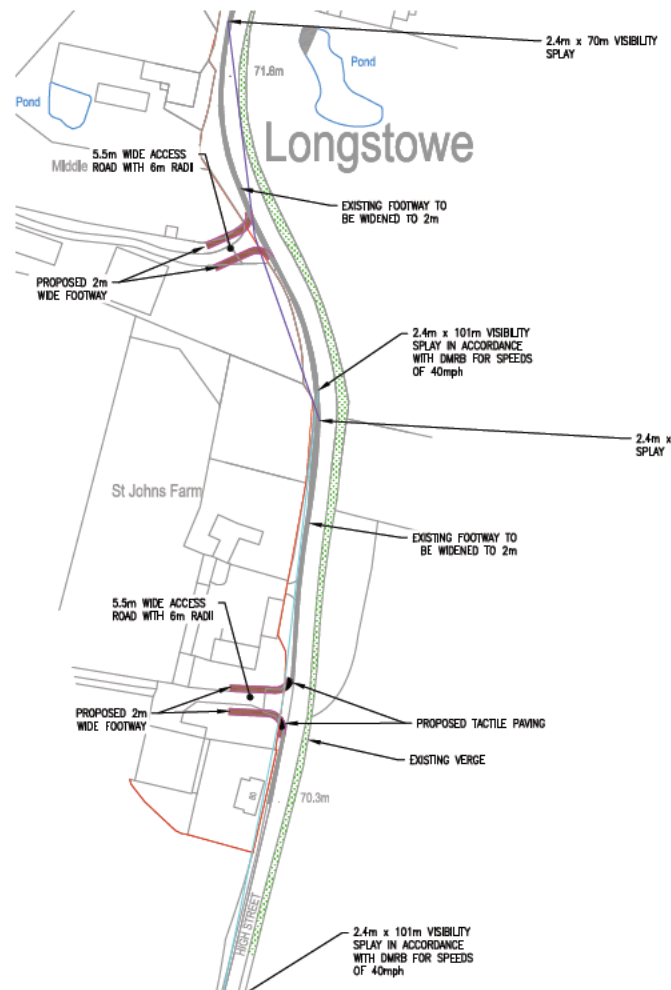


Figure 25; Proposed Access - South of the site

An initial Access Review was undertaken by EAS in January 2020.

- The site is located near to bus stops, the frequency of services is limited. Future development is likely to help deliver additional services locally. The viability of local facilities will also be improved through this locally led proposal.
- Transport modellers for a residential development of approximately 30 units was completed and the resulting AM peak hour and PM peak hour vehicle trips generated are considered to have no detrimental impact.
- The vehicle access design has a 5.5m carriageway and 2 x 2m footways. This could support a much higher development site in terms of highway and access layout. The visibility splays would meet the requirements of the DMRB.

4.1 MASTER PLAN STRATEGY

The master plan strategy proposes a landscape-led development of approximately 5.64 hectares, of which a provision of approximately 3 hectares is aimed at providing benefits to the community and an uplift in local landscape and biodiversity. A sensitively located, cohesive and contextually appropriate development for Longstowe.

LANDSCAPE LED DEVELOPMENT

Developable areas are focused in three locations adjacent to Middle Farm, St Johns Farm and residential dwellings along the High Street. The footprints of former agricultural structures and locations of historic field boundaries have guided the form that the proposals could take.

Restoring historic field boundaries could potentially reinstate former green corridors and provide numerous opportunities for habitat creation. There is the opportunity to enhance the local biodiversity, connect with existing networks of vegetation and create a diverse part of the wider ecosystem across South Cambridgeshire.

Extensive areas of multi-functional public open space including parklands, woodlands and nature reserves are inter-connected by green corridors to enhance and build upon existing corridors in the surrounding landscape. These corridors and public open spaces provide permeability across the site with integrated footpaths to enable ease of movement for the local community along with recreational routes.

New landscape tree belts will form a network of green corridors to creating soft edges to the development to reducing overlooking between dwellings.

ACCESS AND CIRCULATION

Three points of vehicular access are proposed from the High Street, these utilise existing farm access locations whilst an additional access is proposed to the northern-most parcel of proposed developable area.

This additional proposed point of access will be designed to retain the existing hedgerow along the High Street and propose green frontages to reflect the existing housing on the opposite side of the High Street.

Numerous footpaths are proposed to provide circular walking routes and direct routes to local places of interest.

PROVIDING FOR THE COMMUNITY

There is the opportunity to provide a range of dwellings with a majority suited for people looking to down-size.

A range of publicly accessible open spaces including nature reserve and parklands provide numerous well-being benefits and opportunities for informal and formalised socialising. In addition allotment provision could be provided within the parklands which would be easily accessible to local residents.

Proposed community hubs and/ or co-working spaces could create space for organised community events

and a place to get-together and socialise. Formal play areas for all years could allow young children and teenagers the space to play and/or socialise in safe, well designed locations. Involving the community in the design and feel of these spaces will be key to successful place-making.

-  *Proposed Site Boundary*
-  *Existing Vegetation*
-  *5m Contour Lines*
-  *Existing Road*
-  *Existing Public Right of Way*
-  *Existing Residential Dwelling within Site Boundary*
-  *Grade II Listed Building*
-  *Agricultural Buildings Associated with the Listed Buildings*
-  *Agricultural Structures within Proposed Developable Areas*
-  *Potential Developable Areas (Approx. 1.26 ha)*
-  *Proposed Vehicular Access*
-  *Proposed Re-Introduction of Historic Field Boundaries*
-  *Proposed Trees*
-  *Proposed Footpath Connections and Circular Walk Formation*
-  *Proposed Green Links / Ecological Corridors*
-  *Proposed Pedestrian Access*



Figure 26; Master Plan Strategy

4.2 CONCEPT MASTER PLAN

COMMUNITY BENEFITS

An array of publicly accessible footpaths enable new and existing residents to explore the surrounding landscapes and wander through habitat creation areas. This helps to create opportunities for meaningful connections with bio-diverse green space, which has been proven to have tangible positive impacts on mental health and wellbeing.

New footpaths link into the wider network of Public Rights of Way to create circular walking routes around Longstowe and to key places of interest such as the village hall and playing field.

HABITAT CREATION

This proposal does not double nature, it creates triple uplift in natural capital as per the mission statement of the LPA, the proposed development consists of 68% landscape compared to 32% developable areas. A mosaic of landscapes and vegetation varieties are proposed to diversify the local eco-system.

There are opportunities to connect into the surrounding woodland habitats and expand on the existing landscape in the area.

A PLACE TO LIVE / WORK

There is an opportunity for dwelling types with an emphasis on smaller and family homes and for people looking to down size. There is potential to convert existing agricultural units into co-working spaces or community hubs, enabling people to work locally.



Figure 27; Example of Habitat Creation and Attenuation

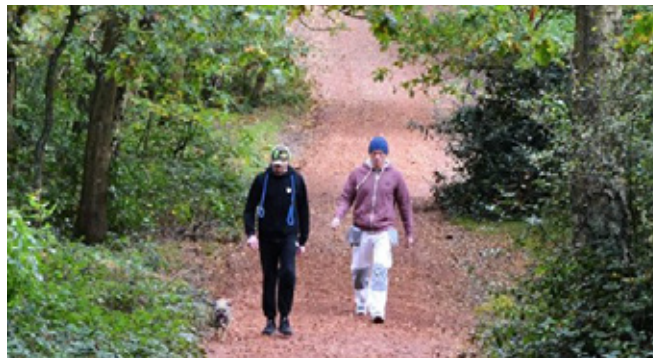


Figure 28; Example of Local Walking Routes



Figure 29; Opportunity for socialising



Figure 30; Opportunity for community led events

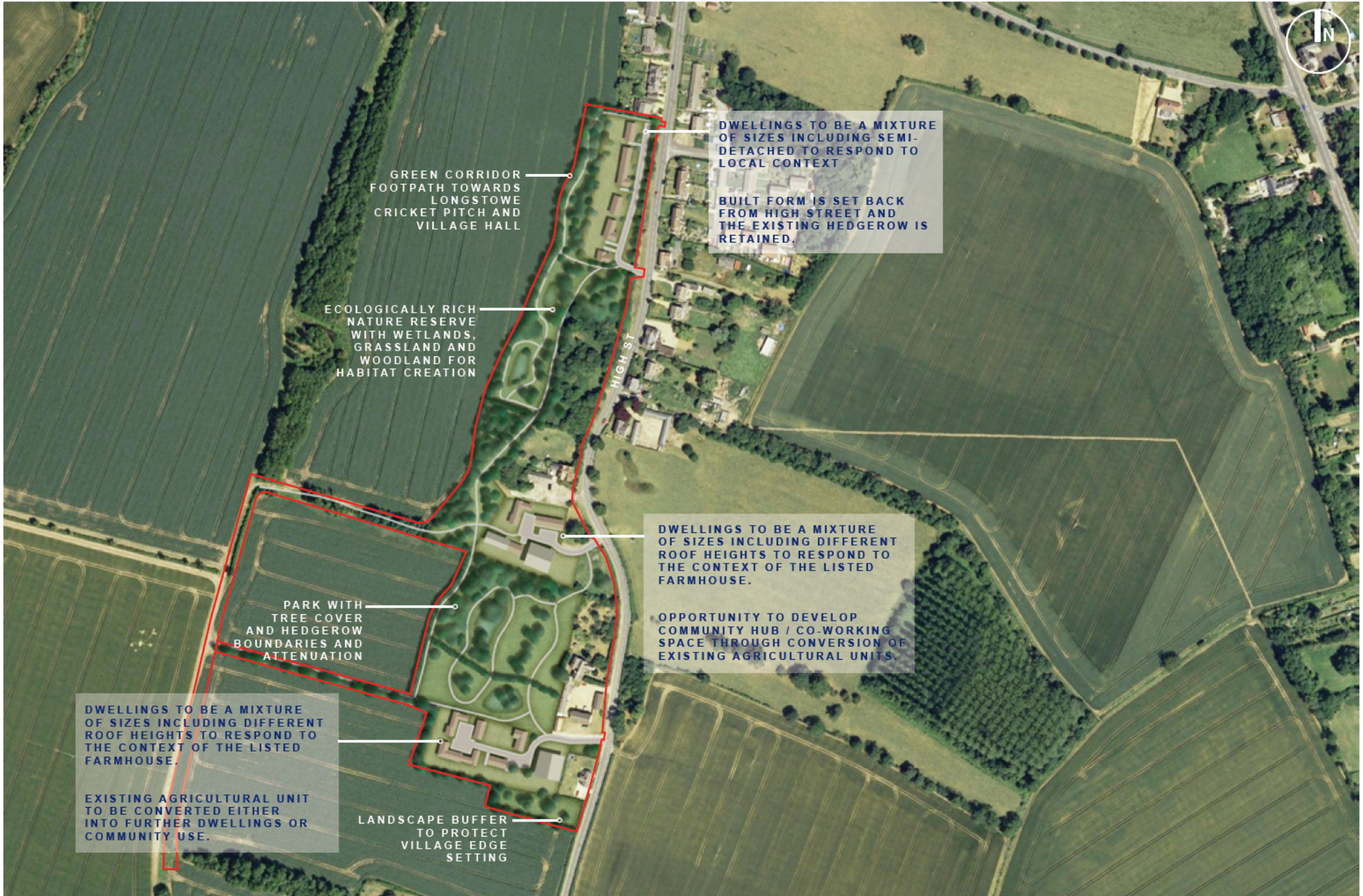


Figure 31; Concept Master Plan

4.3 OPEN SPACE CHARACTER

The proposal includes multi-functional public open space including parklands, woodlands and nature reserves which are connected by green corridors to enhance and build upon existing corridors in the surrounding landscape.

The proposals respond to the village edge location by proposing the use of soft green edges with boundary vegetation.



Figure 32; Example of Nature Reserve



Figure 33; Public Open Space



Figure 36; Attenuation and Habitat Creation

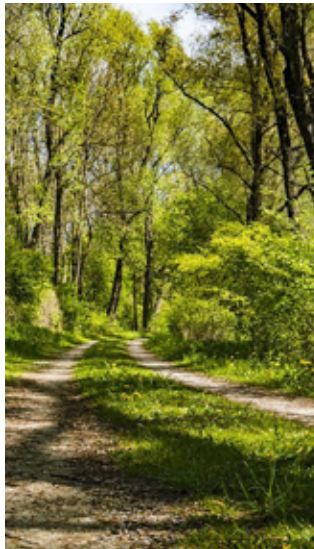


Figure 34; Local Walks

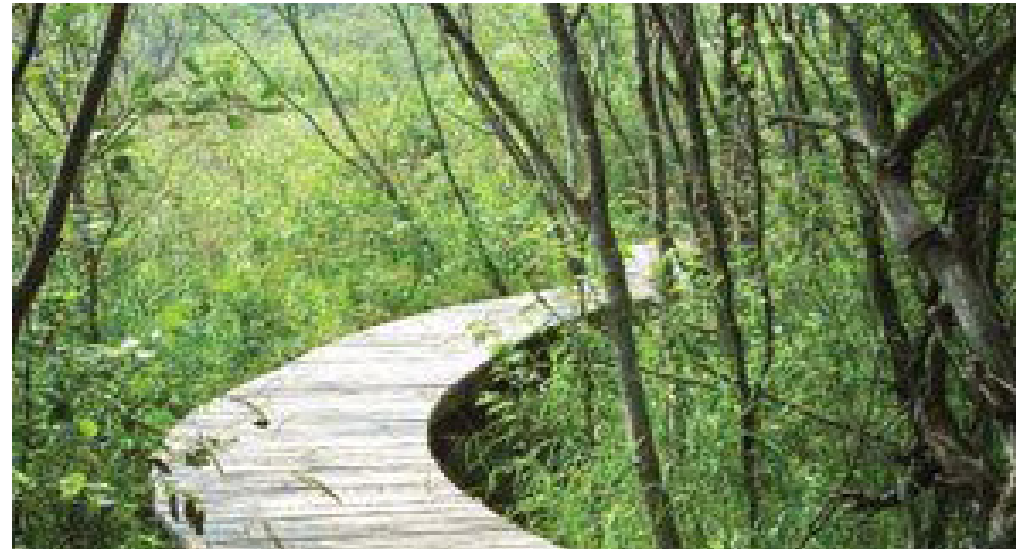


Figure 35; Active Walking Routes

4.4 BUILT FORM AND MATERIALITY CHARACTER

The proposed master plan strategy reflects the local character by proposing a combination of farmstead courtyards and staggered rows of semi-detached houses.

A change in roof heights to include 1.5 - 2 storeys will break up built form and ridgelines, to provide sensitive edges to the settlement. The use of local materials will create an appropriate locally led development. The proposed development aims to bring sustainable growth to Longstowe.



Figure 37; Example of a range of roof pitches and heights



Figure 38; Example of relationship between buildings and longer views between



Figure 39; Homes for downsizing



Figure 40; Example of courtyard built form and materiality



Figure 41; Example of barn converted into commercial use and planting / materiality



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